



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] David

Last name [required] McGibbon

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Land Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I fully support the concerns and issues raised by the Calgary Real Estate Board on February 13, 2024, regarding blanket rezoning. The city of Calgary cannot see the forest for the trees and needs to understand that land (Real Property) zoning is a means, not an end. It's a tool to achieve broader goals.

The City of Calgary needs to understand that, zoning is a powerful instrument, but its success lies in thoughtful implementation and alignment with broader community aspirations.

Blanket Rezoning in its current state as proposed by the City Of Calgary is not going to yield or have the desired outcomes.



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First name [required] Mike

Last name [required] Speed

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What meeting do you wish to comment on? [required] Council

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council - Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am completely against the blanket rezoning of the city neighborhoods. When I purchased my house, I moved out into the suburbs in order to get away from the congestion of the inner city. To have no input in the form of a plebiscite is reprehensible. At the very least a vote should be held for public input and the citizens can decide how they want their city to look going forward not city council members who never campaigned on this issue to begin with.



Public Submission

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[required] - max 75 characters

RCG Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Blanket rezoning will target homes and communities that have not appreciated in value as much as other more desirable areas. We chose an affordable, single family home and raised our kids in a great community with good schools and amenities. This area is still affordable for families who want the same experience without the added problems of high density housing. Increased density where there is easy access to public transportation is a very good idea. We would like to see Council take a more thoughtful approach to the proposed zoning changes in vibrant communities such as ours where many residents have raised their families and continue to live with their neighbors into retirement.



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First name [required] Joan

Last name [required] Kerbes

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 1, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the blanket rezoning for housing as it will affect the resale value of everyone's homes. Calgary's administration/council has abused & wasted taxpayer dollars by helping developers and corporations, when it's supposed to run our city. Now the irresponsible spending has administration/council increasing property taxes, cutting services and cause more financial burden to residents by rezoning the entire city. We purchased our home because of R1 zoning as did many other city residents. It's wrong that the city should expect residents to approve council's motion of blanket rezoning.



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Last name [required] flek

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

calgary rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Allowing blanket rezoning will do nothing to increase affordability. All it will do is give developers free reign to build whatever they want wherever they want. It will completely wreck the character of older established neighborhoods. New neighborhoods already have multifamily housing planned into them. That has to be planned from the start to avoid parking and traffic issues. Older neighborhoods also have multi family housing (duplexes, condos, apartments) but they are in specific areas that have been planned with the infrastructure in mind. When you buy a house you take alot of things into consideration such as, traffic and how busy it is on the street, what part of my yard will have sun/shade, privacy, street parking, noise, etc. When you allow free reign with rezoning as a home owner you no longer have control over any of those things. You may buy a house that has privacy, on a quiet street with barely any traffic and a sunny back yard. Then a developer buys the house next door and puts up a 3 story infill or fourplex or an apartment. Now everything that you bought the house for is no longer there. The street has more traffic now, its hard to find on street parking, there is more noise, you have no privacy in your yard anymore and your yard is in perpetual shade. Your home value has been completely eroded. This also has a negative impact on your retirement if you were planning on selling your house to fund your retirement. Those are the exact reasons I chose not to live in an inner city neighborhood. I don't need the same kind of building frenzy happening in mine. The problem with affordability is rent prices. There are more than enough houses and apartments to go around. The rent is just out of reach. Building high end infills and condos all over established neighborhoods wont solve the problem other than lining the pockets of developers and real estate agents. Wors idea ever. Look at rent control first if you ant to make a difference



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Last name [required] Mallia

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Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Finally a great idea for diversification of housing and also a great solution for homelessness and helping our children to get into a home. I fear that council will be influenced to take the responsibility off their backs and put it onto the property owners and prolong these problems for many down the road. I have an R-2 property with lots of land which could accommodate an additional unit to sell or rent to someone who is looking for a starter home, like my children. Opposition from neighbours who have an R-1 property and do not like change because of fears of devaluing their properties which is not true. I hope to see this positive change in the very near future.



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First name [required] Susan

Last name [required] MacDonald

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[required] - max 75 characters

Rezoning for Housing/Home is Here

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City Housing Strategy

Before this goes too far, below are some points to consider against this mass change to zoning.

Home is Here: The City of Calgary's Housing Strategy:

Rezoning supports more housing choices and improves affordability:

Rezoning may result in more housing choices, but it has not been proven to improve affordability.

- What happens to the historical designation of significant homes and of the homes that were identified as being representative of older neighborhoods? A few years ago, the City indicated their desire for these properties to be preserved. Now the City is proposing to allow these properties to be destroyed to make way for duplexes or lot subdivision to densify the Inner-City area.
- Adding to the number of homes in a residential area does not guarantee affordable housing. It only makes the "infill" homes as expensive as the original house that used to occupy the lot.
- This does not make sense. A million-dollar home in a million-dollar community is still a million dollars no matter how many 'doors' you place on a residential lot.
- The city needs to approach this with a plan to remodel and renovate rather than destroy. Any destruction should first consider saving the building materials for reuse and make it mandatory for the new developer/builder to do so.

- If you own property, rezoning gives you more flexibility to meet your future needs:
- If you own property, then you are most fortunate. However, you don't need to re-zone the entire City if it is your wish to change your property to meet your future needs. You only need to apply to the City within the current Planning and Building regulations to re-zone your property, and hope you have the blessing of your neighbors. Expect a great deal of objection when proposing to build a duplex or 4-plex in a single-family neighborhood. The City wishes to avoid these objections and basically remove homeowner's rights to object.
- Parking will be a problem if this goes forward resulting in overcrowded streets – or does this City vision see only bicycles and people using public transit.
- There appears to be no plan to preserve existing buildings and move them off lots (building movers) so they can be re-purposed in other areas. Perhaps the City should set aside land and install the necessary infrastructure to provide services if older homes are to be saved.
- Negatively impacting adjacent property owners – loss of natural light, shadowing, loss of privacy from overhanging windows/balconies.

- If you are seeking a home, rezoning gives you more housing options in all communities: This is what the city wants you to believe. The city has forgotten to ask the permission of residents in established communities to express how they feel about this being forced on them with no consultation. A new home in an established community will only happen with the destruction of existing homes.

- The City's proposal will result in unnecessary filling of land fills with building material that could otherwise be re-purposed including drywall recycling, copper and wiring recycling, trees, and plant materials to recycling centers, etc.
- Garbage and Waste recycling – overdeveloped areas will result in the addition of the black, green, and blue bins – further impacting the streets and lanes of established communities.
- Poor planning with builders turned developers, approvals moving too quickly through City planning processes. Procedures are currently in place for a reason and have been formulated through decades of the City's review process to ensure compliance.
- Excavation of streets to install new services and degradation of the asphalt and concrete.
- Overpopulation of residential areas – removal of green space on lots, lack of off-street parking, removal of character homes in areas, loss of City history, negative impact to abutting properties.
- Who are the winners and who are the losers? Builders and the City are the winners (quick flipping of houses, increased revenue in the form of taxes, services, parking fees). The existing residents are the losers (loss of privacy, subjected to crowding, construction noise).
- Overuse of the sewer system in all areas by increase in the number of residents using the old systems in the Inner City. Who will pay for sewer and water main upgrades?
- The city is proposing to change the designation of one single family house on a 50' lot to RG-C allowing subdivision of the 50' lot to permit 2 houses each on a 25' lot. Is the City required to register a caveat on a titled property changing the current designation?
- Has the City reviewed their land holdings to determine what is available for construction of affordable housing – smaller homes/duplex/4 plex/row housing to see if there is a better way.
- The city is concentrating on affordable housing for the younger generation but appears to have forgotten the seniors, veterans, and their families. What is the Council's plan for caring for all who defended our country and those that built our city?
- Has the City looked to the surrounding communities for affordable housing. Small Towns could use a boost to their population and re-vitalization of their infrastructure to make them more attractive. Not everyone needs to live in Calgary.
- No clear thought process or action plan – just tear down existing houses, sub-divide and build new. Where are the trades, the materials, the money? At what impact to existing homeowners?
- This is a poorly thought-out idea that is currently costing property owners time to fight City Hall. We urge the Mayor and Council to STOP this nonsense and put it to a vote (by plebiscite) before this goes any further.
- All Councilors in wards not affected by this proposal should abstain from voting in Council as the outcome of the vote could be skewed negatively.
-

Mayor Gondek and City Council,

We are writing to express our opposition to the City's proposed Home is Here plan. We believe your proposal will have a negative impact on our community. Your proposal to increase population density will place a strain on our already overburdened infrastructure, electrical grid, sanitary sewers, street parking. We will be forced to live with the inevitable increase in traffic congestion, noise pollution, and destruction of our green spaces and privacy.

The type of housing is not in keeping with the character of our neighborhood. The city is proposing to introduce affordable housing that will drastically alter the aesthetic of our neighborhood, replacing the existing open spaces with higher density buildings. The destruction of architecturally significant homes that give our area its unique character will be the outcome of your Home is Here initiative.

We are deeply concerned about the impact this type of construction will have on the property values of our neighborhood and surrounding areas. Current residents will not sell their properties below market value to allow builder/developers to capitalize on your vision of affordable housing in Inner City neighborhoods. This alone makes your vision unattainable and unaffordable.

Your vision does not consider the value of the loss of the building materials that exist in our neighborhood homes. These original homes were built in the early part of the 20th century using wood from first growth forests. This wood is not readily available any longer and the cost is too prohibitive to make it viable to harvest. Your proposal to over-develop the R1 lots will result in the unnecessary destruction of these 1920 – 1930's homes with the inevitable loss of the valuable timber contained inside their walls. And filling our landfills with recyclable building material.

Nowhere in all the literature sent out by the city is there any consideration of the impact the proposed "Home is Here" plan will impose on the environment.

The City and Council are moving too fast. You as the Mayor must take a step back to consider all scenarios. Listen to your Council and their recommendation to put this to a plebiscite. All Taxpayers deserve the right to vote on this proposal.

Check out the latest MacLean's magazine for March 2024 and how one person in Fredericton, NB is making a difference for the homeless by building small homes. Perhaps the City should consider this as a blueprint for addressing the affordability crisis.

In conclusion, we strongly urge you to reconsider this proposed plan. Use the land the City owns and has available for just this purpose. The old trailer park at 16 Avenue on top of the hill above Deerfoot Trail is one area that comes to mind.

Thank you,

Jim and Susan MacDonald

Rosedale, Ward 7.



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First name [required] Christopher

Last name [required] Doyle

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City Wide Rezoning

Are you in favour or opposition of the issue? [required]

In favour

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Make it happen. We desperately need more housing, and it is time to end exclusionary zoning in this city. I fully support the proposal.



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First name [required] David

Last name [required] Phillips

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Public Hearing

Are you in favour or opposition of the issue? [required]

Neither

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The City of Calgary,
Public Hearing 22 April 2024
Outcome 1 Objective 1A of Home is Here identifies "... work with modular or prefabricated housing providers....", but the Building Code does not allow for really innovative use and rapid deployment of these structures. I am thinking primarily of 'container' housing.
I suggest that Council consider a new category of dwelling unit called, 'Temporary Emergency Dwelling' and appropriate zoning for them. Key characteristics of these dwelling would be;

- They would not be connected to sewer or water but incorporate holding tanks for that purpose with monthly servicing.
- They would only be serviced by electricity and garbage collection.
- They would require to be moved or relocated after two years.
- They would not have concrete foundations but rest on gravel pads or blocks.
- They could be configured in 1, 2 & 3 bedroom configurations according to need.

Vancouver, Burnaby, and several US cities have used this type of emergency housing but have all done it within their existing building codes which has resulted in structures that look far from temporary and in high-density agglomerations.
If Calgary were to take this innovative approach, the maximum number in any location could be, say four, and they could be located thinly over every residential district of the City, so that everyone would be doing their part in solving the housing crisis. They would obviously be temporary and easily removed as more permanent housing was provided. They would not only be temporary but be seen to be temporary, which is important for the permanent residents.
Tenants needing high social welfare support would have to be judiciously located but that is not a proportionally large number. Through the wide and thin scattering of such units any appearance of creating a ghetto would be avoided. There are advantages to separating people who have been newly pushed over the edge into homelessness from longer-term street survivors.
Respectfully submitted,
David Phillips



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CC 968 (R2023-10)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Marj and Alex

Last name [required] Moon

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 19, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Against blanket rezoning - plebiscite required on such important matters

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Honourable Mayor & Council

The decision by council to institute rezoning in a "blanket" way in Calgary neighborhoods is, in our opinion, NOT the solution to the housing problem.

Much more thoughtful, responsible and innovative planning is required rather than a "blanket" rezoning solution like this. This is a convenient-for-council, easy-way-out solution. More thought is needed.

Our neighborhoods require protection from overcrowding, social problems, lack of parking, devastation from lack of parks and lack of open green spaces and being left devoid of adequate recreational and other necessary community facilities. Increased density exacerbates these problems if not monitored.

Many Calgary citizens choose the neighborhoods they live in because of the present nature of those neighborhoods at the time they purchased their homes.

Really, seriously, how dare you try to use "blanket" rezoning as a purported solution to the housing crisis. We believe it is actually "the developers" that are the most likely to benefit from your proposed solution and not our Calgary citizens.

Surely you, our responsible representatives, that WE elected onto council won't take this easy, upsetting way out!

It will denigrate the nature of many of our city neighborhoods.

You surely won't rush into this. You will turn around this proposal and keep our present neighborhoods integral to their original design.

You will leave our neighborhoods as they are, improve them as they are, and will not overcrowd them.

You will thoughtfully look at a better solution to the housing crisis.

A plebiscite is needed on an issue with this much impact.

Thank you



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Robbin

Last name [required] Legg

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Mar 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning - not in favour of the new Rezoning proposal

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Not in favour - this will not improve the inflated housing crisis. We have many opportunities to utilize buildings already built and increase density in areas that are built with infrastructure to support. This is a desperate move for the city and developers to make huge money - it won't help with truly affordable housing



Public Submission

CC 968 (R2023-10)

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First name [required] Andres

Last name [required] Perdomo

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 19, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning, Calgary planning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning all neighborhoods in Calgary will not help with the current housing issues. These are the reason why: older neighborhoods such as Parkland, woodland and applewood, would required significant electrical, sewage and water upgrades to be able to support homes were would have four services. In the case of a fourplex, 4 100amp electrical services would be required, this would mean that the distribution system will have to be upgraded to support such demands, same case for water and sewage. In addition to this, parking to this communities would be very difficult, as now one house that accomodates 2 vehicles will have now 8 vehicles in cases of duplexes and fourplex. What is more, this new rules would only benefit developers not consumers. One house that its worth 600k-800k would then be flip for a 4 plex or duplex in which each unit would cost as much as the cost of the single home. The consumer will get less for their investment and the developers will quadruple their earnings.

Please consider Not moving forward with this plan on older established communities sush as Parkland, lake bonavista and woodbine.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Darcy

Last name [required] Pawlust

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

am worried our street being so close to the train, shopping and a nice Park could potentially be affected by this when a homeowner sells. We could end up like Banff Tr as a builder can tear down the single home and put up a duplex or a row house. This does nothing to address the Housing Crisis! In Banff Tr and many other older neighborhoods in Calgary the builder buys a house for \$600-700k tears it down builds a 2 story duplex on the lot and gets over 1 million each side. That is out of the price range for the majority of Calgarians looking to buy a home. Calgary AVERAGE home price is listed at \$554,500. I work in the construction industry and this is just one aspect of how builders manipulate the home situationwhat the builder does is advertise and sell the 2 middle units at the \$400-500K price which falls into affordability and of course end units are sold way higher but do are not advertised so it is deceiving. My take is Secondary suites which are already approved help address affordable housing, the rental shortage and the housing crisis immediately. Over priced duplexes in older areas such as ours ruins the character of these City areas which is why alot of Calgarians buy into them in the first place and do nothing to address housing crisis just the opposite - too expensive and drive housing prices up. This ultimately destroys the character of our city as well. Also, I understand the liberal government is offering over \$200 million dollars to help build affordable housing. This money will not help with affordable housing with the proposed rezoning plan for reasons stated above. This blanket policy was not an election item in the last election, there was no mention of this. Approval of a policy of this manner amounts to dictatorial practice as I'm sure would be voted down by the people of this city if given the opportunity. Please use some common sense here and don't be bribed by federal government money.



Public Submission

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I have read and understand the above statement.

First name [required] Richard

Last name [required] Leiding

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I strongly disagree with the blanket rezoning,

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our previous address was in a new area at the time, the new house excitement was quickly lost and replaced with feelings of confinement and restriction. We moved to our area because of the bigger lots mature trees and room to breathe, it is great not being packed in like sardines in can. Then there is decreasing property value, we have already been hit as a result of the city building a skate park across the street from our house. With the extra traffic, noise and garbage this has created we are limited to selling our house in the winter when this hemorrhoid of an installation is not in use. With the addition of multi story , multi family homes along Elbow Drive where parking is already limited and back lanes are getting plugged up with extra vehicles from homes with extra occupants through illegal suites or room rentals. The people who dreamt up this idea are just trying to buy votes from developers and home builders whom Nenshi had tick off in his reign of terror.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Christopher

Last name [required] Haggis

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide blanket density .

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

You cannot responsibly change density city wide. Certain areas need to be conserved as single family. There are too many issues with parking. This item needs to be made by the citizens by pleblisite and each separate community listened too. Time to start listening !!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Danine

Last name [required] Birkholm

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

You held a plebiscite to confirm Calgarians wanted fluoride added to our drinking water and you need to do the same with the city wide rezoning you are proposing on April 22, 2024. You do not have the authority to speak for Calgarians for such a sweeping and extreme change. Let the citizens of Calgary decide if they want this city wide rezoning through a plebiscite!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] James

Last name [required] Jepson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council - Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to the Rezoning for Housing proposal that is being discussed. I am aware that Calgary, like most cities in our country, is struggling to meet the demand for housing, especially affordable housing. The rezoning proposal will not solve the affordable housing crisis. Tearing down houses and building town-homes with a shared wall for \$800K each will not help. It will only make the developers more money.

We have been residents of Scenic Acres since 1990. When we built our home there was cattle grazing across the road from us. We were a long way from anything but we made a conscious decision to build there because of the lot sizes and the type of houses that were being built. In the 30+ years we have lived here, we spent a lot of time, effort and money on our home. We paid a lot of interest on our mortgage and later on spent even more money on renovations and upgrades to our home and yard. We are very proud of our home and it is a cornerstone of our family.

I am opposed to the proposed blanket rezoning as it will make it more difficult for existing home owners to stop developers from buying up properties and redeveloping them into higher density residences that will not "fit in with the fabric and function of our neighborhood". I have seen several examples of the poor design and shoddy workmanship in areas where redevelopment has happened. Adding higher density housing (duplex, town-home, fourplex or worse) in my neighborhood will negatively impact the value of my property.

With Calgary's population at approximately 1.7 million people, there will always be demand for the existing type of housing in "our existing single family suburban neighborhoods". The demand for new higher density housing must be filled with supply created in new areas or existing areas where that type of housing already exists. The existing process for approving development works. Streamlining the process to go faster will only create more problems.

If the market demands more town-homes, condos, row houses etc. then the city needs to find areas in which to build that type of housing. If those new areas are even further out then so be it. We moved to the edge of the city to build our dream and people looking for new housing should do the same.

Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required] Alli

Last name [required] Marshall

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning: do not do without protection for home purchasers + small biz

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,
Thank you for the opportunity to comment.

I am in support of the rezoning to increase densification and vibrancy in Calgary and to contribute to a more sustainable tax base. However, there are 2 issues that *MUST* be addressed by the City as part of the rezoning:

- 1) more protection for home owners purchasing new build duplexes and townhouses, which are often built by small builders with numerous building defects lacking NHW coverage
- 2) ensuring that construction which takes place on "main street" areas doesn't decimate small businesses, as has been the case in Calgary

Re: issue #2 - more consideration needs to be made for small businesses (not big box/corporate stores) that already take on a lot of risk, are a vital part of the livability and walkability of Calgary's neighbourhoods, and contribute significantly to Calgary's tax base. Redevelopment along "main street" corridors needs to be managed much better so that small businesses are not run out of business.

Re #1 - we purchased one side of a duplex in the inner city, brand new, in 2015. I won't get into all the details, but the home passed your city inspections with flying colours. As we lived in the home, we started to encounter multiple building envelope issues and structural defects. Despite numerous attempts to get support from New Home Warranty with Aviva Insurance, none of the defects received coverage or support. Our family had to pay over \$120,000 to repair the basic building defects, and we only received \$15k in a settlement with the builder.

At the time, we knew of two other new duplexes that had issues, one duplex which was completely wrapped for about a year. The other duplex with a major issue with an underground passageway between the home and garage. In our new neighbourhood, our neighbours are telling us about more costly new build issues with their duplexes which have not gotten covered by NHW and have required going to battle with the builders.

It would be totally irresponsible for the City of Calgary to open up the taps to a ton of redevelopment by boutique/small builders building more townhouses and duplexes when it is clear that many families purchasing these homes can't count on NHW coverage, or the builder, to ensure a quality product that is built safely to code. You must improve building inspections, and there should be advocacy with the GoA to improve NHW coverage so that the true costs of YYC densification aren't passed on to families buying these homes.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Mel

Last name [required] Rampersad

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

proposed residential rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a native Calgarian who has lived in the NW and SW quadrants of the city for the last 50+ years, I understand the importance to homeowners of their immediate neighborhood. Many Calgarians choose an area to live based on the consistency of housing which provides for a uniform community feel, setting and homeowner values. The proposed rezoning would throw the fabric of neighborhoods wide open as it would suddenly allow a mix mash of home types all in the same street, block or neighborhood. If such a change is desired it should be put forth for the citizens of Calgary to vote on. Too often we are seeing changes pushed thru that do not fit with the desires of residents. I would like to see much more accountability from our elected councilors, as you represent the citizens of Calgary. A massive change such as this rezoning decision should be put to a vote so all Calgarians can have their say.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Terry

Last name [required] Kruse

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Council has no consideration for Calgary's citizens. They have just over a year left in power yet are making changes that Calgarians will be paying for in the following decades. They have been spending like the money is their own and so must raise taxes, while they pretend that they are working for the majority of citizens. They tell citizens what they are planning yet call them info sessions. It would be nice if the council would listen to citizens rather than make us pay for the council's special projects. I would like them to remember that they have been voted in for their constituents rather than the ability to have us pay for the council's special projects. I know that my representative will not address ward 11 and in fact told a radio station that community protests - were not done they way they should have been done, yet would not share the way this should be done. Recall legislation should be easier.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Meaghon

Last name [required] Reid

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing on Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Vibrant Communities Calgary is pleased to provide our letter of support for the City-wide zoning proposal currently before Council



VCC Initiatives Ltd.
400 – 119 14th Street NW, Calgary, Alberta T2N 1Z6
enoughforall.ca

March 13, 2024

Mayor Dr. Jyoti Gondek and Calgary City Council
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Dear Mayor Gondek and City Council:

Re: Letter of support for the proposed citywide rezoning to a base residential district, or zone, to R-CG, R-G, or H-GO (“rezoning”)

As the steward of The City of Calgary’s poverty reduction strategy Enough for All, Vibrant Communities Calgary is pleased to provide this letter of support for the Citywide zoning proposal currently before Council. We are in an unprecedented housing crisis and rezoning is an important tool in a suite of policy options to expedite the permitting process for new housing.

Access to affordable and appropriate housing decreases the likelihood that families and individuals will fall into or remain in poverty. Additionally, the availability of affordable housing is vital to accommodate the growing numbers our city is seeing. Rezoning would streamline and simplify the process of building different types of housing and reduce timelines for permit approvals in areas with already established transit and service infrastructure.

Over the past few years, the urgency of increasing the supply of housing in our city has become very clear. According to the most recent [CMHC Rental Market Report](#) Calgary’s vacancy rate is an alarming 1.4% – the lowest it has been since 2014. The situation is even worse for homes in lower rent quartiles, with vacancy rates under 1%. Additionally, according to the most recent housing needs assessment, [114,470 households spend more than 30% of their income on housing](#) in our city.

Zoning reforms are also essential to increase the percentage of non-market or social housing stock. Social housing represents just 2.6% of Calgary's housing stock, less than the national average of 3.5% and lower still compared to the OECD average of 6%. This lack of affordable housing has created a situation where [about 115,000 Calgarians and 40,000 households are at extreme risk](#) of homelessness. We are concerned that Housing Accelerator funding, distributed through CMHC to local governments for affordable housing could be at risk if Calgary does not permit changes to our zoning bylaws.

Vibrant Communities Calgary's staff are not zoning experts, but we know that affordable and diverse housing options are necessary for a vibrant city. We also hear stories of the struggles people are having with rental increases and the limited supply of rental options. We strongly believe rezoning is an important element in building the homes we need, and we urge Council to vote yes on this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M Reid', is positioned above the typed name.

Meaghon Reid,
Executive Director
Vibrant Communities Calgary



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jacques

Last name [required] mainguy

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing public hearing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear mayor and council members,
My name is Jacques Mainguy, and I am here to speak about the rezoning for housing project.
The stated goal of that project is residential densification.
Such densification is meant to improve housing affordability, and to reduce the city's carbon footprint in relation to the declared "climate emergency".
Such project should not go ahead, and will ultimately backfire, if it does not include a legal protection of existing green spaces from development.
Regarding the carbon footprint, green spaces are where a large portion of the city's trees are located.
According to the city's own "urban forestry map", there are 7 million trees, and they are valued at 1.3 billion Dollars.
With housing densification, even fewer trees will be located on private lots, due to lack of space.
Green spaces and their trees must therefore be protected.
Some green spaces, such as the green strip South of John Laurie Boulevard, also include public pathways.
Replacing these pathways with housing would definitely not improve overall walkability, and would increase pressure on already stressed Nose Hill Park.
Additionally, anyone occupying houses in that area will absolutely want to have a car, due to distance to shopping and public transit.
Regarding housing affordability, the last thing anyone wants is to transform the city into a cheap urban jungle, with all that it entails.
Filling green spaces with housing would create such an urban jungle, with depressing grey units side by side, and only concrete left between them.
In conclusion, I would like to re-iterate what I said in introduction: blanket rezoning should not go ahead without protection of existing green spaces from development.
This could be achieved by either adding a by-law to prohibit any housing or commercial development in existing green spaces, or by re-designating them as "parks".
Thank you.

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Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Khana

Last name [required] Barmazel

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

i am opposing the blanket re-zoning.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am well aware of the housing crisis, but the re-zoning is not the answer. It is to bad that we try to fix problems when they are already surface ,there is no vision for the future on any level of government. It's not only housing, it's daycares, schools, colleges, doctors, summer camps, language schools, job training....



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Cher

Last name [required] Brasok

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 19, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Amendment in Windsor Park (Ward 11)

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a 19 year resident, I am opposed to the rezoning of Ward 11.

Building multi-dwelling units in older neighborhoods that were not originally zoned for such units, will have a tremendous negative impact on the people, homes and quality of life for current residents.

I have serious concerns about the negative impact this would have on:

- parking & traffic flow
- the existing value of neighboring lots
- privacy and safety for neighboring lots
- landscaping and gardens for neighboring units (caused by sunlight blockage. Many residents have spent significant time and money on landscaping/gardens based on sunlight availability.)
- the current infrastructure in Ward 11 (which was not designed to support high density development)
- the community's character (every community has certain characteristics and people choose to buy based on those characteristics. Adding multi-dwelling units to communities that were not originally zoned for that will radically change the character of impacted communities.)

I understand that affordable housing is an issue, however this does not solve that problem. Choosing to amend land usage of existing communities, disregards and penalizes the people currently living in that community.

"Blanket rezoning" would mean current residents would have no choice on what is being built next to their home - where they live, raise their families and have invested their hard earned money. This is not OK. Let's tap into the incredible knowledge, diversity and creativity of community leaders and residents and thoroughly explore other options and ideas that are feasible for ALL residents of Calgary.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kathleen

Last name [required] Pono

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket re-zoning.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The blanket re-zoning is a terrible idea. Homeowners and community members purchase or rent properties based on certain factors, some being they like the quietness of certain communities. It isn't fair to change that! Additionally, some communities are not built to sustain higher populations (in terms of traffic). You just can't take that away from people. Lets not ruin the older communities in the city.



Public Submission

CC 968 (R2023-10)

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First name [required] Steven

Last name [required] Forrest

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Public Hearing Meeting of Council - Blanker Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are 100% against Blanket Rezoning.

As homeowners who experienced flooding in 2013 (Calgary and family in High River) we were told that there should be limited development in the flood prone districts keep "room for river" we were told this time and time again. More specifically, any additional density in development would only make other houses in the same area worse off (deeper water). Why is the Mayor and our current Councillor Walcott pushing for city wide blanket rezoning? Why did our Ward 8 Councillor Walcott refer to the plebiscite as "a choice that helps the selfish". Do they have their own agenda to make money from the developers? It would appear they do NOT listen to science.

Another major concern with increased lot coverage is the potential impact on the water, storm and sanitary sewer infrastructure and reduced ground water absorption - all of this needs to be studied a lot longer in mature communities in flood prone districts. There are also concerns about massing, on-street parking, loss of privacy, loss of sunlight, HVAC noise, and the removal of mature trees which will worsen Calgary's already deficient urban tree canopy.

Please reconsider this unpopular decision of blanket rezoning. Our family and many others made our single largest investment in our neighborhood based on our community remaining and thriving as a single family community. This decision to blanket rezone is unprecedented and cannot be undone.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Valerie

Last name [required] Robertson

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RGC zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support all avenues of increasing affordable housing in our communities.



Public Submission

CC 968 (R2023-10)

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First name [required] Ainsleigh

Last name [required] Toth

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Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support RCG rezoning. I believe it will be beneficial for all Calgarians.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Jules

Last name [required] Donner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rcg zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kevin

Last name [required] Bonas

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

You cannot change the zoning in residential areas.. you need to put this to a plebiscite before you change this.. this is too important a decision to do this without a plebiscite.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Ed

Last name [required] Moser

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public meeting April 22 on rezoning the entire city.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If this poor decision goes ahead it will ruin every neighborhood in this city and create a parking fiasco.



Public Submission

CC 968 (R2023-10)

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First name [required] Yu

Last name [required] Zhao

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RGC Zoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I oppose the move for higher density because i don't believe this current leadership and council can thoughtfully complete the project on time and in budget. Nor have they thought out the social and economic long term strategy of this move.

Sure, start by zoning areas that are inner city, then move outwards. Create density where infrastructure exists such as transit, groceries and hospitals. Cut the red tape but dont add more in the way of DEI critical theory beurocracy (which half the population does not support).

BUT

Make sure that if you go through with RGC Zoning that houses with a certain density require garages, and wont all be parking on the street.

AND

You should engage the individual communities first affected by RGC zoning, and allow home owners to opt out. Developers do not live in the places they build. Its the home owners who should decide if their community will become RGC or not. If you want people to feel heard, this should be done.

I am also not convinced that reducing red tape and beurocracy will somehow create more affordable housing. Housing outside the city is also increasing, and increasing across canada. It feels like this council wants to simply build more...and make more money...for themselves.

Create actual trust with the communities you plan to rezone and let them vote. Again, developers don't live in those communities, people do.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Julie

Last name [required] Swanson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG Zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Reg zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support relaxing the zoning to allow for more flexibility in creating the housing that Calgarians need.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bob

Last name [required] Kidd

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jan 4, 1960

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I am firmly opposed to the Re-zoning of residential homes.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Firmly opposed to the re-zoning of residential homes. Only when a home has come to the end of its life, should you allow a duplex or second home on the same lot. Never, ever put 4 residents on a 50-150 lot This is where all the trouble of parking , police enforcement etc. There may be 16-25 people now living where a family of 4 lived before.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Judy

Last name [required] Olson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 11, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

People purchase homes based on location and certain parameters, like:

- Single family homes,
- with low population density,
- and walking distance to elementary, junior, and high schools.

The city should not be able to rezone existing communities.

The zoning should be done on NEW builds so that people who purchase in the new build area know what they are getting into prior to making the largest investment of their life.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Eman

Last name [required] Nassef

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rcg zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support changing of the zoning to RCG. We need to cut red tape related to housing variety. We need more homes.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nancy

Last name [required] Rodger

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have a lovely backyard and enjoy sitting on my deck whenever the weather permits. It gives me great joy to see the many different birds, families of squirrels, bunnies plus the occasional coyote, bobcat, skunk and owl. It gives me great joy to sit out at night and enjoy the stars. This would all be taken away if I have a 2 storey or more building on the site next door robbing my sunshine in the backyard or across the street. How would onstreet parking be? When I bought this property it was because of having joy in the yard. I haven't touched on market value and many other points of view. I don't think 8 to 6 is a sufficient mandate. Please reconsider



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Wesley

Last name [required] Brindle

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 15, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I bought and paid for my house as a single family home. I need someone to explain to me the effects this will have on my property.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Barbara

Last name [required] Heynen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think the proposed blanket rezoning puts the future development of our city in the hands of developers. The basics of neighbourhoods and parks will be lost. Many new developments will shadow current homes cutting out the very important sunlight we all need. The proposal will also impact property values in the city. I have major concerns with the input from voters being ignored by this council.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Heather

Last name [required] Morley

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing of Citywide Rezoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see the attached letter from Inn from the Cold, in support of the Public Hearing on April 22, 2024 on Citywide Rezoning.



Wednesday, March 13, 2024

City of Calgary
800 Mcleod Trail S.E.
Calgary, Alberta T2P2M5

Subject: Support for City-Wide Rezoning, Public Submission for April 22, 2024.

To the Members of Calgary City Council,

On behalf of Inn from the Cold, I am writing to express our strong support for the proposed city-wide rezoning project aimed at implementing inclusionary zoning in Calgary. As an organization at the frontline of the housing crisis, we witness daily the challenges faced by the most vulnerable members of our community, particularly families who are struggling to find a safe and affordable place to call home.

In recent years, we have observed a troubling trend: the demand for our services has doubled, a stark testament to the growing housing crisis in our city. For too many families in Calgary, the idea of a home is far beyond reach, with affordable housing options becoming increasingly scarce. This crisis not only places immense stress on families and children but also on the support services and organizations that strive to assist them.

The move towards inclusionary zoning and city-wide rezoning represents a beacon of hope in addressing this critical issue. By increasing supply and opportunities for affordable housing, we can begin to alleviate the pressure on families in desperate need of stable housing. This policy is not just a step toward solving the housing affordability crisis; it is a stride toward building a more compassionate, inclusive, and supportive Calgary.

Inclusionary zoning aligns with our mission at Inn from the Cold by addressing the root causes of homelessness and providing a pathway toward stable and permanent housing for those in need. It will create homes in communities that are well served by transit with access to critical services families need to thrive. This will acknowledge the dignity of every individual and family, offering them a chance to rebuild their lives within a supportive community. As such, we implore the City Council to consider the profound impact that inclusionary zoning practices can have on the lives of countless Calgarians.

The housing crisis is a complex issue that requires a multifaceted approach. We believe that by working together—government, non-profit organizations, developers, and the community—we can create sustainable solutions that benefit all members of our society. The proposed rezoning

#110, 706 7 Avenue S.W., Calgary, AB T2P0Z1 Canada P. 403-263-8384 InnFromTheCold.org

Helping families, help themselves

initiative is a critical step in this direction, and we stand ready to support its implementation in any way we can.

On behalf of the 1,500 families, we serve each year, we urge City Council to move forward with this initiative, demonstrating bold leadership and a commitment to the well-being of all Calgarians.

Thank you for considering our perspective on this vital issue. We look forward to your positive action and are eager to continue our collaboration in making Calgary a city where everyone has a place to call home.

Sincerely,



Heather Morley
Chief Executive Officer





Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Susan

Last name [required] Doan

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposing the proposal for citywide rezoning for several reasons. Suburban neighbourhoods, especially those with front driveways, are unable to accommodate the street parking need that higher density housing creates. The increased amount of street traffic and parked vehicles poses a safety risk for children. The schools are already over capacity and more students designated will increase the burden on the community school.

The reason people move to the suburbs is to escape the density of the core and surrounding neighbourhoods.

And most importantly, by rezoning, you have increased the property values of single family homes to unattainable amounts. A developer will bid high on the property, to then develop it and sell each unit, at a much higher price. This thereby increases the property values of all single family homes. This rezoning strategy makes homes much less affordable, not more.

This is a poorly thought out proposal, by both the federal government, and the city. It worsens the affordability problem, making the barrier to entry into single family homes much much higher for the next generation.

This proposal goes against the community values of Calgary of affordability, safety, and accessibility to community resources.

I am not in favour of citywide rezoning.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] John

Last name [required] Hecht

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The attached George Brookman article states exactly my position on rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



TO HAVE AND HAVE NOT

Rules of the housing game suddenly changed

Zoning amendments take away control homeowners shouldn't have to give up



GEORGE BROOKMAN

It is fair to say that for the majority of Canadians, the purchase of a house is the single-largest investment they will ever make.

Interestingly, the second-largest investment might well be a car, and the significant difference is that we buy a home assuming it will rise in value and provide a certain level of security for our senior years. A car, on the other hand, is something we buy knowing full well the value will reduce to something close to zero after 10 years.

We also prepare ourselves for old age by investing in stocks, bonds and other securities, and we hope that these, too, will rise in value so that we can maintain a certain lifestyle in our golden years.

Whether we are buying a

house or investing in stocks, there are rules of the game for any major investment. The public has little sympathy for companies that deceive shareholders or change the rules of the game after they have put their cash into these stocks. In Canada, we count on contractual law to keep our investments safe and on track.

When you buy a house, you also rely on the terms of the contract to know that you are making a good decision. There are codes to determine the quality of the materials used in the construction, real estate contracts to clearly show the terms of your purchase or the payments on your mortgage, and clear rules and guidelines about the district that your house is located within. None of us want to buy a house and discover later that the house next door is being used as a butcher shop, a funeral parlour, abattoir or even a yard to store livestock or old cars.

You expect the house you

buy will at the very least fit into the neighbourhood and that the rules under which you bought the house will remain the same, at least until you and your neighbours collectively decide to change them.

Except right now in Calgary. Suddenly, zoning and the controls on our communities have come under attack. It is not you and your neighbours who can determine what your street will be like — whether you have a street of single houses or multi-family houses, or how tall they might be or even how many cars your neighbours might have. The standards that you relied on when you made this major investment are no longer certain and may well be changed by a city council that has a whole new agenda that only they decided on.

When did we as citizens decide that a group of people at city hall, most of whom you have never met, get to say, "We don't care what the zoning rules were when you bought your house, we know better and we are changing them."

When did we turn over the responsibility for our biggest

investment to a group that thinks even though we might have invested many decades in our community, we must be prepared to change it all to solve their housing crisis?

There is something fundamentally wrong with the way the game is being played right now. Someone is trying to change the rules in the third quarter.

The role of council, in addition to the business of police, fire, parks, etc., is in no small way to include the protection of our investments as citizens.

The rules should not be changed at the whim of eight or nine people without regard for the history and the security that we have counted on to protect our investment.

Your house is not your car — it should stand the test of time, and you should not be forced to change without the consent of you and all of your neighbours.

No one was elected to turn on the voters, and this city council must stand up and work for the people who elected them and no one else.

George Brookman is chair and company ambassador of West Canadian Digital.

LETTERS TO THE EDITOR

NDP mustn't repeat UCP's mistake

Re: Race to replace Rachel Notley gets underway, Feb. 5

At this stage in the process of electing a new leader of the Alberta New Democratic Party, the NDP's provincial council must recognize it is up to the centre-left-leaning Albertans of this province to determine who the next leader of the NDP should be,

makes it difficult to function as a whole. Taxpayers have elections to bring new ideas, faces, a working liaison, inclusive spirit — to keep our city vibrant.

Many of these councillors are being denied their ideas and suggestions by strong forces that disagree with almost every thought presented; the residential property tax hike for example.

A recall campaign should

a most difficult journey, and from health-care professionals to provide appropriate medical care.

We should be asking what minority will be next to lose their freedom.

Shirley McIntyre, Calgary

Parental consent is common sense

We are now empty nesters having raised two children.

us, not the doctors or teachers who profess to be the experts.

I'm having a hard time understanding the uproar about this.

Gary Allard, Calgary

Children need care, not control

Page 95 of 246

Maybe instead of looking in children's underwear to see if their genitals match their



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Murray

Last name [required] Staden

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of residential areas

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not implement rezoning bylaws for all residential areas. A plebiscite should be held on this topic.
My apologies if I submitted this form to to the wrong place. Perhaps it can be passed on to the appropriate location. thanks



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kris

Last name [required] Olsen

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Re-zoning proposal

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am vehemently opposed to the Blanket re-zoning proposal. It will totally destroy established neighbourhoods and eliminate any structured redevelopment of neighbourhoods.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alex

Last name [required] Logan

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rcg zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the changing of zoning to RCG. Calgary's population has grown immensely and in order to meet high demand for housing the city needs a greater variety of property types. Single family homes are suitable for a narrow margin of the population as they are far less affordable, require greater upkeep, and house fewer people per square foot. Changing Calgary's zoning is an obvious step in the direction of solving our housing problem, which affects everyone. In light of climate change I do not agree with increasing urban sprawl. Increased density in existing neighbourhoods, particularly near the downtown core and LRT stations is crucial to our city's continued prosperity. However, I would caution council not to build housing in floodplains as climate change worsens. Council, you have the opportunity to change our cityscape for the better. I hope you take it and support RCG Zoning.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Anna

Last name [required] Murynka

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG Zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I advocate for rezoning to RCG, as I think it serves the greater good of Calgary by lowering the costs and bureaucratic hurdles associated with diversifying housing options in areas currently limited to single-family dwellings. The reduction in city resource strain observed with the secondary suite policy will similarly benefit taxpayers through cost and time efficiencies, while INCREASING HOUSING SUPPLY. It's crucial to facilitate gentle densification in older neighbourhoods. The existing single-family zoning regulations are outdated, considering our city's growth to a population of 1.4 million. As our population and demographic landscape evolves, so must our urban planning strategies. I oppose the preference for expanding city limits without first expanding the housing potential within existing zones, particularly where only RCI zoning is in place. The time for action is now.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Henry

Last name [required] Garbowski

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The rezoning issue should be put to a public vote.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tong

Last name [required] Wang

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing April 22, 2024 (Blanket up-zoning of residential properties)

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As we all know, the purpose of the Land Use Bylaw is to precisely manage the land use and carefully plan city land for future development of all kinds of utilities, systems and facilities, instead of a blanket zoning policy. The proposal of blanket up-zoning on residential properties reflects a lack of common sense in city planning function, also lack of responsibility in building a better Calgary. With a sound engineering knowledge in mind, the up-zoning should be supported by increasing utility supply lines, sewer systems, expanding city service equipment and living facilities. When these supporting facilities are not ready, the up-zoning policy will create a mess for both the city and the residents.

The city and the Land Use Bylaw should protect residents from conflicting and possible dangerous land uses in the community, a blanket up-zoning is sure to bring high risk of all these issues. Some obvious examples are the parking shortage and the building shadow problems.

A blanket up-zoning of residential properties is not a solution for housing issue, instead I strongly urge all members of City Council to utilize intelligence in finding an effective way to build a better Calgary.

Attached is an example of a new construction site resulting from an up-zoning policy, which will lead to a lot of unexpected problems in life when all these lots become RC-G.

An example of two sets of rowhouses on one lot.

CPC2024-0213
Attachment 11

Page 108 of 246





Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Margaret

Last name [required] Mears

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 13, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the plan for city wide rezoning that will replace all R1 zoning. Moving the responsibility for land development planning to property owners will pit neighbor against neighbor, reduce the trees, space and the aesthetic of neighborhoods that are currently highly valued. Moving planning to a property owner driven rather than city planned approach will result in unsightly non-structured neighborhoods similar to what exists in Marda Loop. At the Carriage House Inn Rezoning engagement on March 13 City representatives indicated that the rezoned developments would fit the character of the neighborhoods, however, in Kingsland along Elbow Drive there are currently posted plans to build a 14 unit Row housing development on a single lot, which definitely is not in keeping with the single family treed lots currently on the street now. I am also concerned about parking, it is unrealistic to think homeowners will have 0.5 cars per unit. Parking for a development such as the 14 units proposed could add 28 vehicles that need to be parked somewhere.

Buying a house is likely the largest purchase a family can make and those that have bought homes on R1 Lots in an R1 neighborhood expect them to be R1 neighborhood in perpetuity. Having a multiunit lot next to or surrounding a single family home diminishes the value and aesthetic of that house that is maintained as a single dwelling. There are areas more suitable for densification than changing R1 neighborhoods into a mish-mash of housing styles. There are areas such as along MacLeod Trail that are suitable to densify from commercial/industrial to multiunit housing; also areas like Currie are underdeveloped and ideally located for densification development.

I am concerned the public are really not being heard. I have provided feedback at engagement sessions, to my Councilperson and online and have not received any acknowledgement that makes me feel as if I have been heard.

Finally rezoning in this manner is a lazy approach to City planning. This lack of structured planning will result in destruction of beautiful treed neighborhoods.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Ursula

Last name [required] Sokół

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rcg Zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the changing of zoning to RCG. Calgarians are in need of more housing options and I think this would be super beneficial for everyone.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Allan

Last name [required] Turnbull

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Mayor Gondek and City Councillors,

My name is Allan Turnbull, and I reside in Meadowlark Park.

I write to you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, that seeks a blanket rezoning of all residential properties (including mine) across the city of Calgary to RC-G.

I respectfully ask you to vote against this measure after the Public Hearing.

On March 4, 2024 the Meadowlark Park Community Association wrote City Council to outline community concerns with the proposed blanket rezoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please refer to the association's letter at:

<http://www.meadowlarkpark.org/city-rezoning.html>

The Blanket Rezoning proposal, regardless of how well intentioned it may be, is the antithesis of planning.

If enacted, the proposed Land Use Bylaw amendment would effectively delegate to developers and other unelected and unaccountable personnel the power to drop a hodgepodge of disparate building forms randomly throughout our communities without any regard for the context and nature of the community and without any meaningful input from those directly impacted.

Such an approach is quite the opposite of planning, as I understand that term, and undermines the Local Area Planning process by the imposition of a predetermined outcome.

There has to be a better approach -- and I believe there is -- one that does not sacrifice meaningful planning and public consultation.

Accordingly, I strongly urge all members of City Council to vote against the proposed Blanket Rezoning before you on April 22, 2024.

Sincerely,

Allan Turnbull



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] James

Last name [required] Causgrove

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Re-Zoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Blanket rezoning is a mistake for 3 main reasons: (1) The building trades are “flat out” now, (2) There are solutions that do not require blanket rezoning, and (3) The blanket rezoning is creating worry and resistance

In support of the above I provide the following:

My son, who is in the building trades, has stated that they are going “flat out” and the only way to attract people is to pay more. This results in “robbing Peter to pay Paul” and pushing up construction costs. There is a new build across our alley, it has been over 6 months since they started building and only the basement and part of the framing has been completed due to workers splitting time between projects. Blanket rezoning will create more stimulus and increase costs without a significantly impacting new construction volume. A more targeted approach is required.

The suggested targeted areas to improve availability of affordable housing and to add density, while at the same time not overstimulating the construction sector, are already within the city housing strategy:

First, continue to focus affordable housing on unused city property and any areas with lower land costs.

Densification should continue in communities that already have and encourage multi-family housing. I reflect on comments our councillor, Courtney Walcott, made at a townhall last year where he stated that builders looking to build duplexes and row housing would be very unlikely to come into communities like Scarboro where I live due to the “economics” being much better and the “resistance” much less a few blocks away in communities like Bankview or Sunalta, which already have and support multi-family building. So rather than blanket rezoning, simplify the approval process where multi-family housing is being done now, there is much potential work still to be done there.

Densification should also continue along existing and proposed c-train lines, where affordability and access to transportation would be the attraction. The sizable number of high rises being built along the c-train line just blocks from Scarboro, around 14th St and 10th Ave SW and the past and present builds in the Shaganappi area are examples I see every day. Continuing development along the current and planned extensions of the c-train line makes good sense and would employ building trades for a long time.

From the Community Development plans I have read all the single-family communities support densification along the major streets that exist along



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Sareena

Last name [required] Granger

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

inner city densification for housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Support



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Susan

Last name [required] Cook

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Council meeting - Public hearing Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I will advise from the start that I am against the current proposed rezoning. I find that governments these days seek to disassemble the relied upon expectations of Canadian and Calgarian citizens (home owning or not). To thoughtfully invest into a neighbourhood for your family, based on historic and current use – only to have a future governments change the conditions, that attracted your investment in the first place, is grossly disheartening. Can we rely on nothing these days.

On 34 & 35 Avenue in Bowness – there are 2 homes that have been purchased – perfectly habitable. Our neighbour's married children looked at one of them and found it very appealing, if a little out dated. No big deal.

Sitting back to back with this property is another lovely home, on the market for just 24 hours and purchased as well by developers who have since made offers to adjoining home owners for their properties.

We expect the purchased properties to remain undeveloped as the developers wait out the City Council decision to rezone or not. This scenario is occurring all over the neighbourhood. The Developers for their part will not be putting in place inexpensive housing for the masses, but will look to maximize value.

The landfill must be filling right up with materials from homes that did not require demolition. It is given that there are little run down houses on large properties, but the two in question do not fit this supposition.

It is hoped that the Developer's must pay additionally to the city land fill for causing it to be unjustly burdened, and woe to the want to be homeowner that will never be able to afford the replaced homes.

The new zoning rules should be reserved for new neighbourhoods - owners will know what they are getting, not a bait and switch!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] PHILIP

Last name [required] KERSEY

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] 0004-04-22

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City Wide Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The whole of Calgary is about to undergo one of the most significant housing policy changes in its history — a “build whatever, wherever” bonanza. In a report submitted to city council, the Housing and Affordability Task Force — comprising mostly city employees, ex-city employees and developers — recommended blanket rezoning for any neighbourhood anywhere in the city. This data-starved report went to the community development committee for approval.

The report was compiled in isolation, with no public input.

There is no argument that the report is filled with many sensible recommendations, but blanket rezoning of the entire city is not one of them.

It takes away citizens’ democratic right to give input into the evolution of their community where they’ve invested — heavily. This means that, in single-family-home neighbourhoods throughout the city, a developer could snap up the property next door and build eight units on that 50- by 120-foot lot.

It is a radical, reckless and irresponsible policy that lacks supporting data or meaningful measurement of success, and, plain and simple, it has no proven track record for solving the housing issues cited.

Rarely, if ever, is an existing single-family dwelling replaced by multiple dwelling units, which each cost less than what was removed.

There is no denying Calgary is currently in a housing crunch and is in dire need of significantly more affordable housing, particularly given that the federal government long ago shunned its responsibility to social housing.

But we are not in a land crisis. In fact, the City of Calgary, being the single largest landowner, has identified only two parcels for residential housing use out of the whopping 407 parcels of land it owns. Further, it is only logical to build higher density and affordable housing along transportation corridors, near LRT stations or on vacant, under-utilized and yet well-placed commercial parcels of land that are typically less expensive. That is thoughtful planning.

Instead, the task force’s very first recommendation is to give developers free rein to go into established R1 or R1/R2 neighbourhoods and build with no consideration of whether schools, public parks, roadways or utilities can accommodate the extra demand. The city may be trying to solve an internal red tape issue with this rash policy but, historically, the public has not caused the red tape. City processes are to blame. It is time the citizens of Calgary defended their established and, in some



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Don

Last name [required] Clague

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council- Blanket rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The City of Calgary's Housing Strategy is NOT appropriate for trying to solve the affordable housing issues. Poor policies at the federal level regarding excessive immigration and student visas above the ability of society to build enough housing units should not lead to equally poor policies at the municipal level. Mayor and Council did not campaign and get elected with a mandate to allow random and detrimental rezoning of most of the city.

To most homeowners, their home is the largest investment they own. They bought in neighborhoods compatible with their lifestyle and sacrificed to make the investment. This blanket strategy affects those investments- who will compensate homeowners for the devaluation of their investment when a new development starts next door that isn't compatible with the neighborhood?

When neighborhoods are developed, the long term demands of the area are adequately considered. Roads are designed for the appropriate level of traffic, utilities are sized for the community, and parking requirements are considered. In today's Calgary, the Administration assumes no one owns a vehicle and everyone takes transit, which isn't correct. In our residential neighborhood, the roads are designed for local traffic, assume the majority of residents park off the street, and are narrow. Radically changing the density will lead to safety and traffic issues, and conflicts over parking. The drive for Net Zero will lead to further strains on our electrical system that will be compounded by increased density. Will the City dig up all the underground water and sewer to accommodate increased density in all areas of the community?

I understand densification around LRT and public transit- the Strategy should be about setting up corridors around stations and increasing density where it makes sense. Increasing density in suburban neighborhoods with narrow streets that can't accommodate public transportation doesn't make sense.



Public Submission

CC 968 (R2023-10)

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First name [required] Brad

Last name [required] Holt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Re-zoning proposal

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Mysself, and all my neighbours within a 50 meter radius are vehemently opposed to the proposal for blanket re-zoning. Existing home owners in R1 zoned communities paid a premium for homes with this zoning. This ideologically driven initiative will reduce property values for existing homeowners and is akin to expropriation of economic value. It is clear that the MAJORITY of Calgarians are opposed to this. It is about time that this Council listen to the wishes of the majority. I am all for adding density with multifamily buildings in areas that are currently zoned for this and in the development along existing transportation infrastructure. Furthermore, street parking is already an issue in many R1 communities, this proposal will only exacerbate a growing issue.

Before you economically damage existing home owners and negatively impact the fabric of established neighbourhoods PUT THIS TO A PLEBISCITE and for once and listen to the will of the MAJORITY of your constituents... it's called democracy. Not ONE of the current council members ran on a platform to propose this... it is dishonest and unethical!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Michel

Last name [required] Selim

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1- Single family on RC1 is outdated: According to Statistics Canada July 2022, one-person household in Canada rose to 29.3% which is the highest in Canada's 150-year history. The growth of one-person households has implications for the demand for various types of structural dwellings.

2- Parking is not a human right, Housing is: parkingless housing development should be encouraged and incentivized. Building an automobile-dependent city is very costly financially and environmentally. Thanks to covid, working from home is the new norm. I can see myself in the future living in a vertical neighborhood where I buy for my groceries, and go the gym on the main level, while I live and work from home using public transit or a car sharing program when needed. It won't be far in the future when I order my self driving car through an app that will drive me to my destination and go park itself in a remote location.

3- According to the United Nations, the number of people aged 65 or over is projected to reach 201 billion by 2050, more than double today's numbers. We need a mix of housing types so residents can downsize easily in their own neighborhood, keeping their routines, networks of friends and destinations. Higher density mix housing helps the elderly age in place and keep connected to their community, rather than feeling lonely and isolated in out-of-the city seniors housing.

Home alone: More persons living solo than ever before, but roomies the fastest growing household type

Released at 8:30 a.m. Eastern time in The Daily, Wednesday, July 13, 2022

Trends in living arrangements reflect and influence socioeconomic conditions. Population growth and aging, urbanization, rising educational attainment, sustained immigration, rising ethnocultural diversity, and housing affordability have all contributed to shifts in the ways people live.

In recent decades, there has been a gradual decrease in the share of households composed of only one family with no additional people. Alternatives like living alone, with roommates, or with extended family members have grown in popularity. The diversification of living arrangements has implications for housing supply and demand, as well as individuals' care and support networks, spending, and economies of scale.

The social and economic disruptions following the onset of the COVID-19 pandemic have also led to changes in the living arrangements of some individuals. According to the [Canadian Social Survey – Well-being, Unpaid Work and Family Time](#), about 1 in 10 adults (11%) surveyed from October to December 2021 stated that because of the pandemic, they had experienced changes in their living arrangements, even if the changes were only temporary.

Today, Statistics Canada is releasing new results from the 2021 Census, including information about families, households, and marital status. This article examines to what extent living arrangements have changed over time and following the onset of the pandemic. The most prevalent and fastest-growing modes of living are found to differ by age group, gender and region of the country.



Highlights

Continuing a long-term pattern of growth, 4.4 million people lived alone in 2021, up from 1.7 million in 1981. This represented 15% of all adults aged 15 and older in private households in 2021, the highest share on record.

Despite the increase in solo living, the prevalence of one-person households is relatively low in Canada from an international perspective, representing about 3 in 10 households (29.3%) in 2021. Among G7 countries, only the United States had a slightly smaller share (28.5% in 2021).

Solo living is on the rise in middle-adulthood in Canada, with the share of people aged 35 to 44 who live alone doubling from 1981 (5%) to 2021 (10%). In contrast, the share of women aged 65 and older living alone has decreased over time, owing to gradual convergence in the life expectancies of men and women. This is allowing older adults—particularly women—to live as part of a couple for longer.

In a continuation of recent trends, the share of adults in private households living alone in 2021 was highest in Quebec (19%) and lowest in Nunavut (8%).

Households composed of roommates—that is, two or more people living together, among which none are part of a **census family**—are the fastest-growing household type. From 2001 to 2021, the number of roommate households increased by 54%. Despite the strong growth of households composed of roommates, they still represented a small share of all of Canada's households in 2021 (4%).

Nearly 1 million (986,400) households in 2021 were composed of multiple generations of a family, two or more census families, or one census family living with additional persons not in a census family. These households have grown relatively rapidly in the last twenty years (+45%) and represented 7% of all households in 2021.

Following steady growth from 2001 (31%) to 2016 (35%), the share of young adults aged 20 to 34 living in the same household as at least one of their parents was unchanged from 2016 to 2021 (35%). In 2021, an additional 15% of individuals in their 20s and early 30s lived with roommates—that is, with extended relatives or other non-related people. This was the fastest-growing living arrangement for this age group from 2016 to 2021.

From 2016 to 2021, the largest growth in the proportion of young adults living with at least one parent was recorded in several large urban centres located in Alberta and Saskatchewan: Red Deer (+7 percentage points), Calgary (+5), Edmonton (+4), Saskatoon (+3) and Regina (+2). However, the prevalence remained highest in Ontario's large urban centres, particularly Oshawa, where nearly half (49%) of young adults lived with their parents in 2021.

Generally, patterns in the living arrangements of children aged 0 to 14 in private households were fairly stable from 2016 to 2021. However, among children living in a one-parent family, a growing share—over one in five (21%) in 2021—were living with their father, up from 14% in 1981.

Almost 1 in 10 children aged 0 to 14 in census families (9%), or more than half a million (553,855) children, were living in the same household as at least one of their grandparents in 2021. The vast majority of these children (516,995) lived in a multigenerational household, meaning they lived with at least one parent and at least one grandparent. The remaining 36,860 lived in a skip-generation family with one or more grandparents and without parents present.

Over half a million (550,810) children aged 0 to 14 lived in a stepfamily in 2021, representing 9% of all children in this age group living in census families. This share has been stable since stepfamilies were first identified in the 2011 Census.

There were 26,675 foster children aged 0 to 14 in 2021, down 10% from the 29,590 reported a decade earlier.

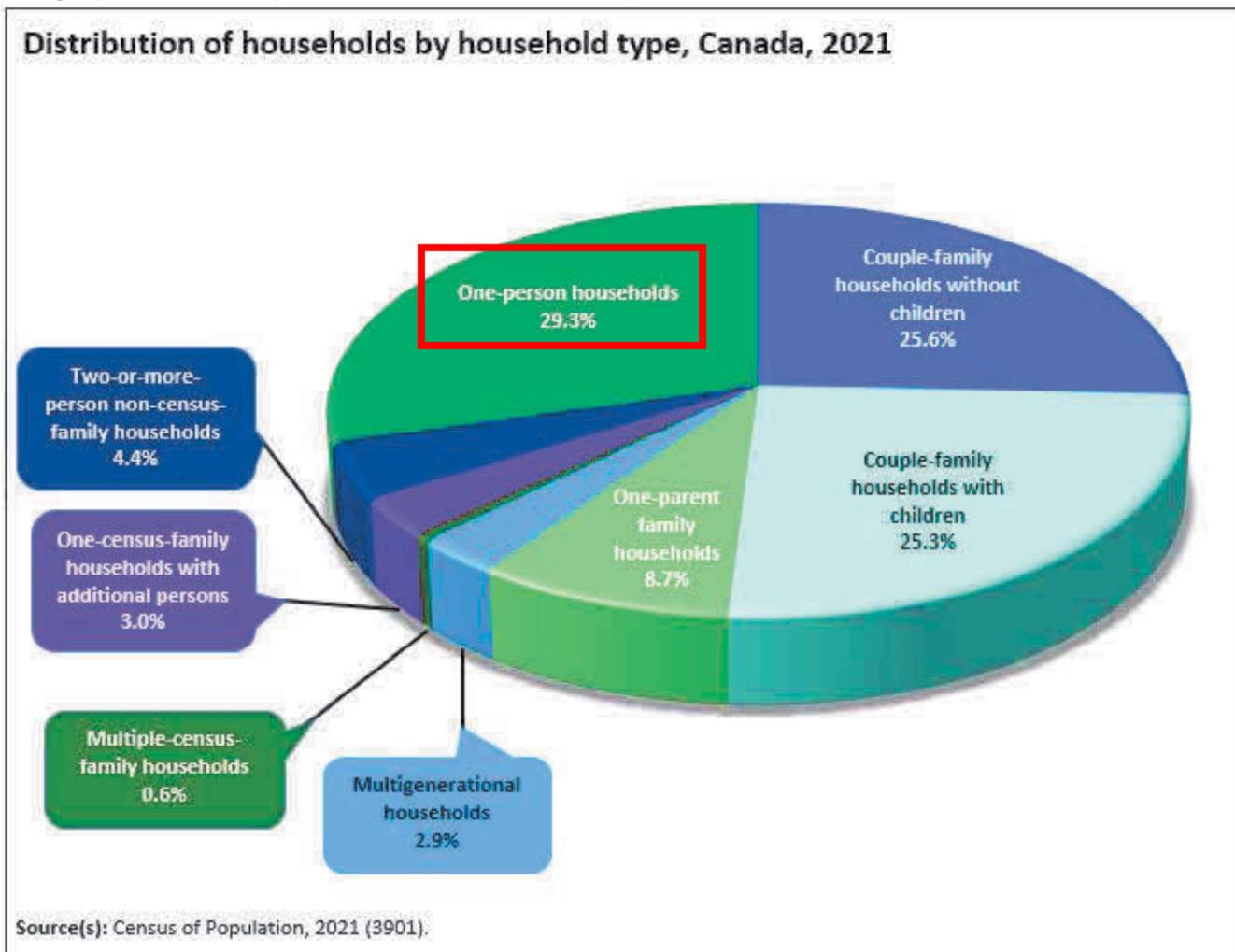
Living solo? You're not alone

Continuing a long-term pattern of growth, 4.4 million persons lived alone in 2021, up from 1.7 million in 1981. This represented 15% of all adults aged 15 and older in private households in 2021, the highest share on record.

Hand-in-hand with the growing prevalence of living alone, the share of households comprised of only one person continues to grow, as has been the case since at least 1941 when they represented 6% of all households.

In 2016, one-person households became the predominant household type (28%) for the first time in Canada's 150-year history. One-person households continued to hold the top spot among households in 2021, representing just under 3 in 10 households (29%). The continued rise of one-person households—which occurred despite the economic downturn and housing affordability issues in some areas—is almost entirely explained by the aging of the population. Even though proportionately fewer older adults live alone today than in previous generations, living alone is still most prevalent at older ages.

Infographic 1 – One-person households remain predominant in 2021



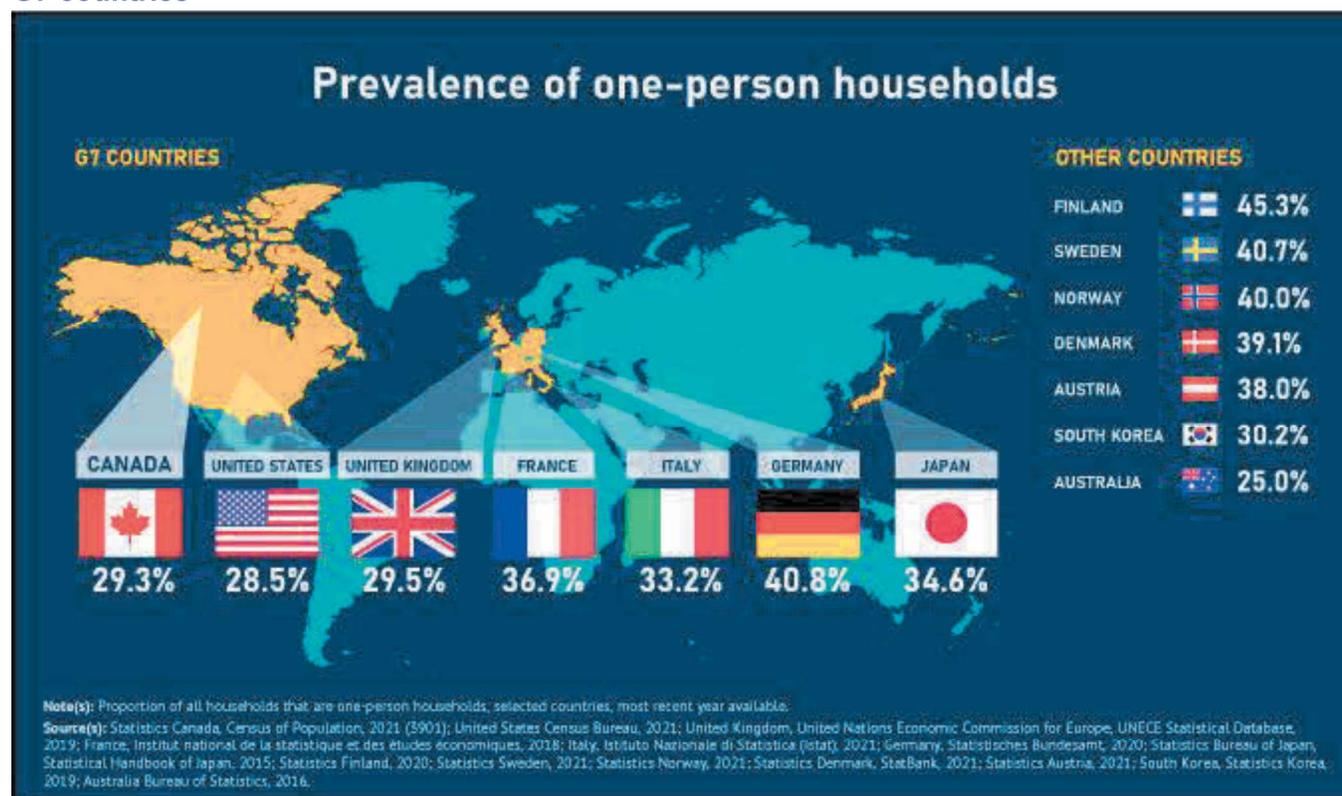
The growth of one-person households has implications for the demand for various types of structural dwellings. In 2021, most one-person households (56%) were situated in an apartment—either in a building with fewer than five storeys (32%), a building with five or more storeys (18%) or a duplex (6%). In contrast, the majority of households with two or more people were in single-detached houses (61%).

Canada still has one of the lowest proportions of one-person households among the G7

Despite the growth of one-person households, the prevalence of these households is relatively low in Canada, from an international perspective. Among G7 countries, only the United States had a smaller share (28.5% in 2021). In contrast, in some European countries, such as Finland, Germany and Norway, more than 4 in 10 households were one-person households.

The relatively small share of one-person households in Canada is linked to its [comparatively young population](#). As population aging accelerates in Canada, it is possible that the share of one-person households will continue to increase. That said, cultural preferences also play a role in the prevalence of living solo. For example, Japan has the oldest population in the world, but not the highest share of one-person households.

Map 1 – Canada has the second-lowest proportion of one-person households among G7 countries



Solo living is on the rise among younger adults and declining among older women

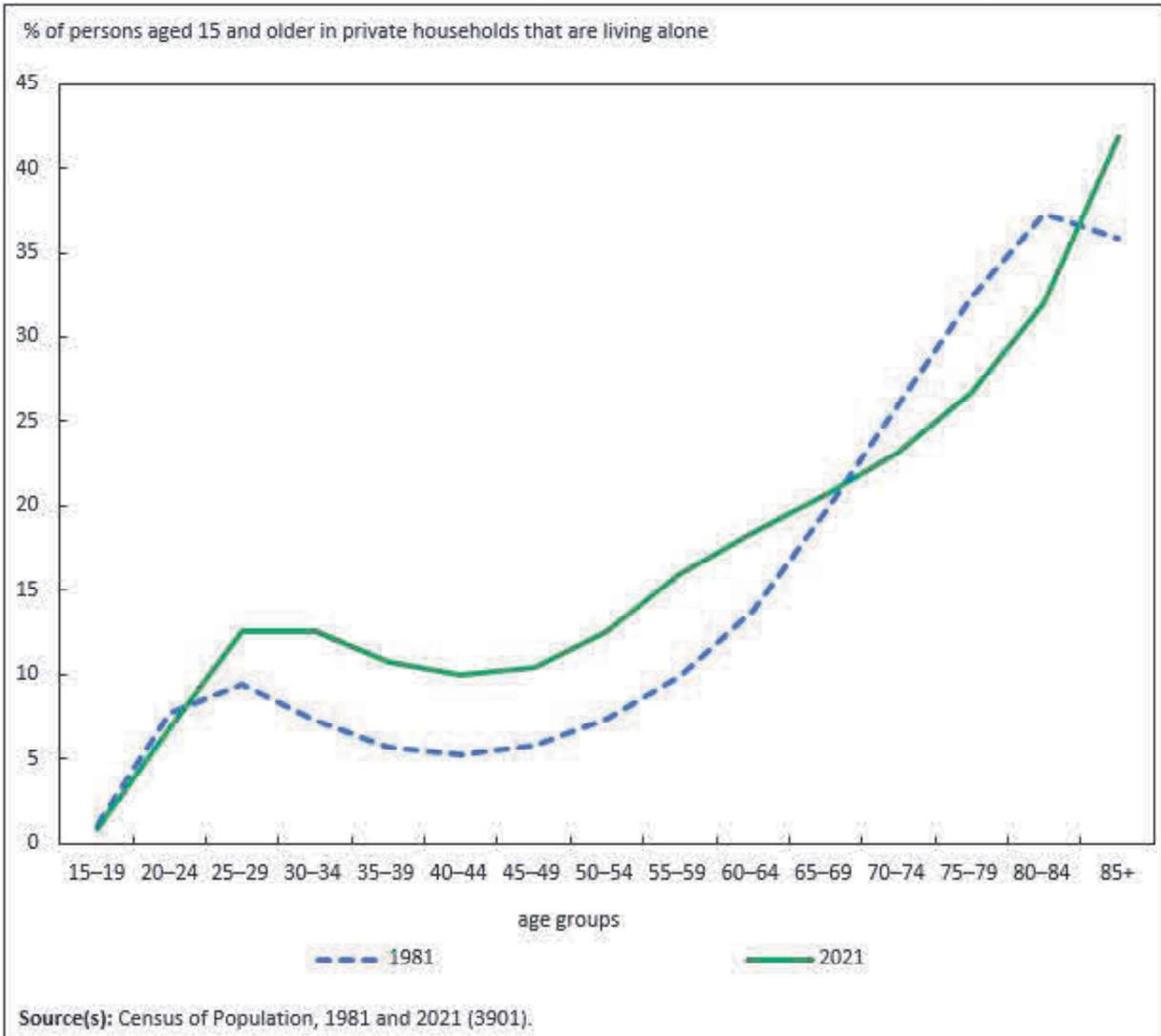
The prevalence of living alone has always been highest at older ages, and this remained the case in 2021: solo dwellers represented 42% of all people aged 85 and older in private households, compared with 7% of people aged 20 to 24.

Nonetheless, living alone has become less prevalent among older women in recent decades. This was the living situation of 53% of women aged 85 and older in private households in 2021, compared with 60% in 2001. Gradual convergence in the life expectancies of men and women since the 1980s has allowed for more people—particularly women—to keep living as part of a couple at older ages. Receiving care and support from a spouse or partner at home could allow more older adults to "age in place" in their homes, when desired.

In contrast, the prevalence of living alone has increased over time at younger ages, particularly in middle adulthood. For example, the share of people aged 35 to 44 living alone doubled from 1981 (5%) to 2021 (10%). This trend may reflect the members of Generation X and the millennials who made up this age group in 2021 postponing family formation until they have finished school and found stable employment. Other societal shifts such as growing relationship instability, the rise of non-cohabiting relationships, urbanization, changing lifestyle preferences and the growth of high-rise apartments offering single-person dwellings have also contributed to the rise in living alone among younger adults.

As a result of these shifts in the demographic characteristics of solo-dwellers, the socioeconomic, housing and family characteristics of people living alone have become more diverse in recent years.

Infographic 2 – From 1981 to 2021, living alone became more prevalent in younger adulthood



Many solo-dwellers have close family connections and plans to form a union in the future

In the Census of Population, living arrangements are identified based on the [usual place of residence](#) of individuals—in most cases, the dwelling in which a person lives most of the time. However, some people who usually live alone also spend part of their time living with others. They may also have close familial connections or responsibilities owing to previous relationships.

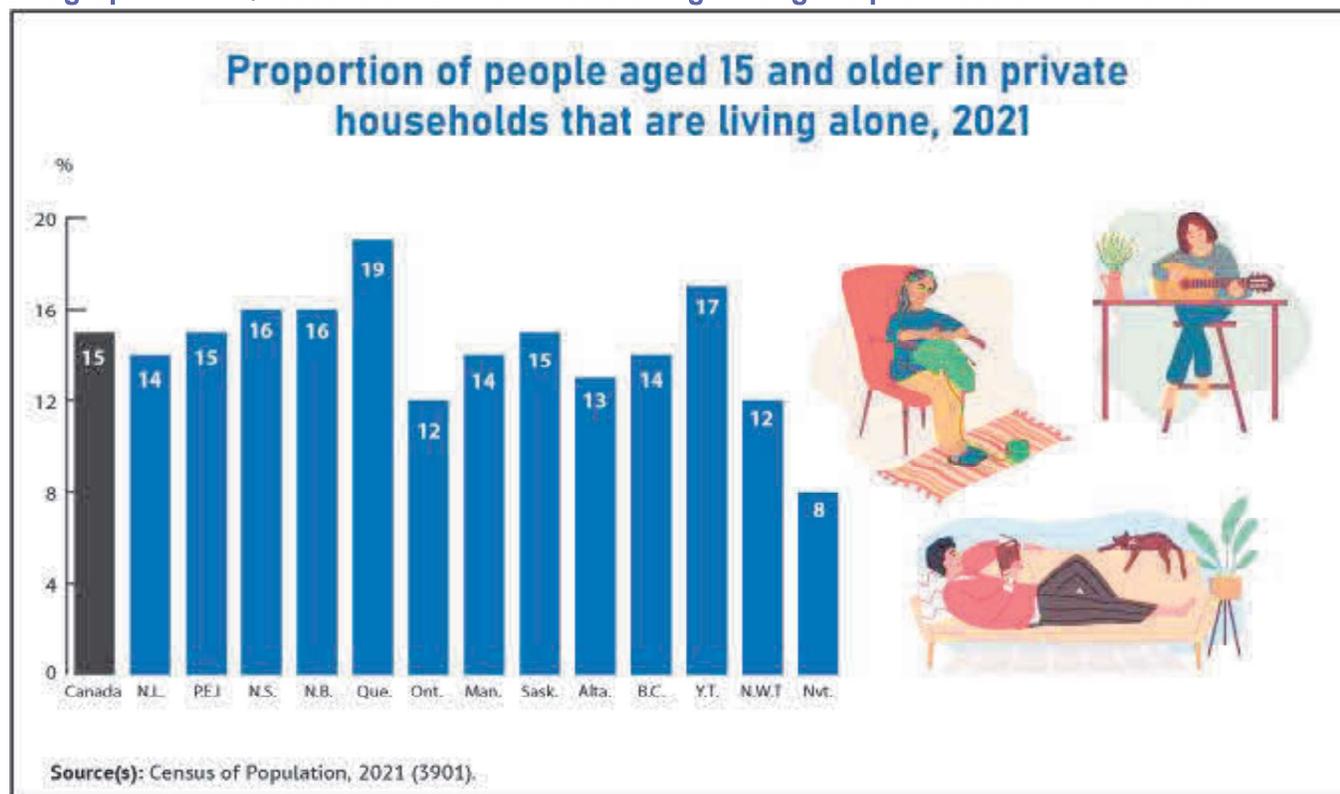
According to the [2017 General Social Survey](#), close to three in four solo-dwellers aged 20 and older in Canada (72%) had previously lived as part of a couple, and over half (55%) had at least one child who lived elsewhere. Additionally, 17% of people living alone in 2017 were in a relationship with someone who lived elsewhere, a situation sometimes referred to as a "living apart together" relationship.

For some, living alone is only a short-term situation while transitioning between different phases of life. This is especially true for young adults: among people aged 20 to 34 who were living alone and not in a couple relationship in 2017, most stated that they were open to living in a common-law union in the future (72%), that they intended to marry in the future (60%) and that they intended to have a child someday (67%). For others, living solo may be a more permanent arrangement, reflecting their preferences and choice to live alone.

Quebec still the leader in solo living, while Nunavut still the lowest

As has been the case since 1996, Quebec held the highest share of persons living alone (19%) among the provinces in 2021. In contrast, Nunavut has held the lowest share of persons living alone since 2001, with 8% of adults in the territory living alone in 2021. Among the provinces, Ontario (12%) and Alberta (13%) had the two lowest shares of adults living solo in 2021.

Infographic 3 – Quebec is the leader in solo living among the provinces and territories



Differences in sociodemographic characteristics, economic circumstances and housing conditions are among the factors contributing to these variations in solo living across Canada over time.

For instance, Nunavut's relatively younger population and high fertility contribute to fewer people living alone there, in addition to [housing problems](#) related to adequacy, affordability and [overcrowding](#).

In contrast, Ontario's low proportion of solo dwellers may reflect higher average shelter costs and the elevated proportion of young adults living with their parents in the province.

[Lower shelter costs](#), [tax rebates for solo-dwellers in certain circumstances](#), as well as [various sociocultural factors](#) (link is in French only) including greater instability of unions, contribute to the higher prevalence of solo living in Quebec.

Generally, residents in the downtown core of large urban centres were considerably more likely to be living alone, reflecting the higher-density dwellings that tend to be situated in urban cores. Echoing provincial patterns, solo-living was particularly common in the downtowns of several large urban centres in Quebec: nearly half of adults lived alone in the downtowns of Trois-Rivières (48%) and Saguenay (45%)—two downtowns where the [share of older adults is particularly high](#). Similar levels were found in the downtowns of Drummondville (44%), Québec (44%) and Sherbrooke (43%).

The COVID-19 pandemic has brought into focus the mental health of people living alone

Given that social connections [play an important role in life satisfaction and health](#), concerns have been raised about the mental health implications of living alone.

The potential for experiencing social isolation may be particularly heightened among older solo-dwellers. Compared with previous generations, people aged 65 and older—particularly the younger members of this group who are part of the [baby-boomer generation](#)—have had [fewer children on average](#) and higher rates of conjugal separation and divorce, potentially [shrinking the number of close kin](#). Those with adult children may no longer live in close geographic proximity to them if their children have moved to another community for work or other reasons.

Population aging and other societal changes have directed growing attention toward social isolation and loneliness in recent years. As evidence of this, in 2018, [the United Kingdom announced the creation of a new government-wide initiative to combat loneliness](#), including the creation of a new ministerial lead for loneliness. Other countries, such as the [United States](#), [Sweden](#) and [Japan](#), have created similar governmental portfolios and directed public resources toward reducing loneliness. [In Canada, loneliness is one of the indicators in the recently-established national Quality of Life Framework, which will be used to identify future policy priorities.](#)

With the onset of the COVID-19 pandemic in Canada in March 2020, many of the opportunities for in-person social connection were removed for solo dwellers as a result of lockdowns, physical distancing, household "bubbles" and other related public health measures. International survey findings suggest that [loneliness increased during the pandemic](#).

As part of Statistics Canada's new [Quality of Life Statistics Program](#), it was reported that in late 2021, [nearly one-quarter \(24%\) of people living alone stated that they always or often felt lonely](#), more than twice the share among those living with others (11%). Furthermore, those who reported frequently feeling lonely were found to report poorer mental health and lower levels of overall life satisfaction than those who were lonely less often.

Roommates are the fastest-growing type of household

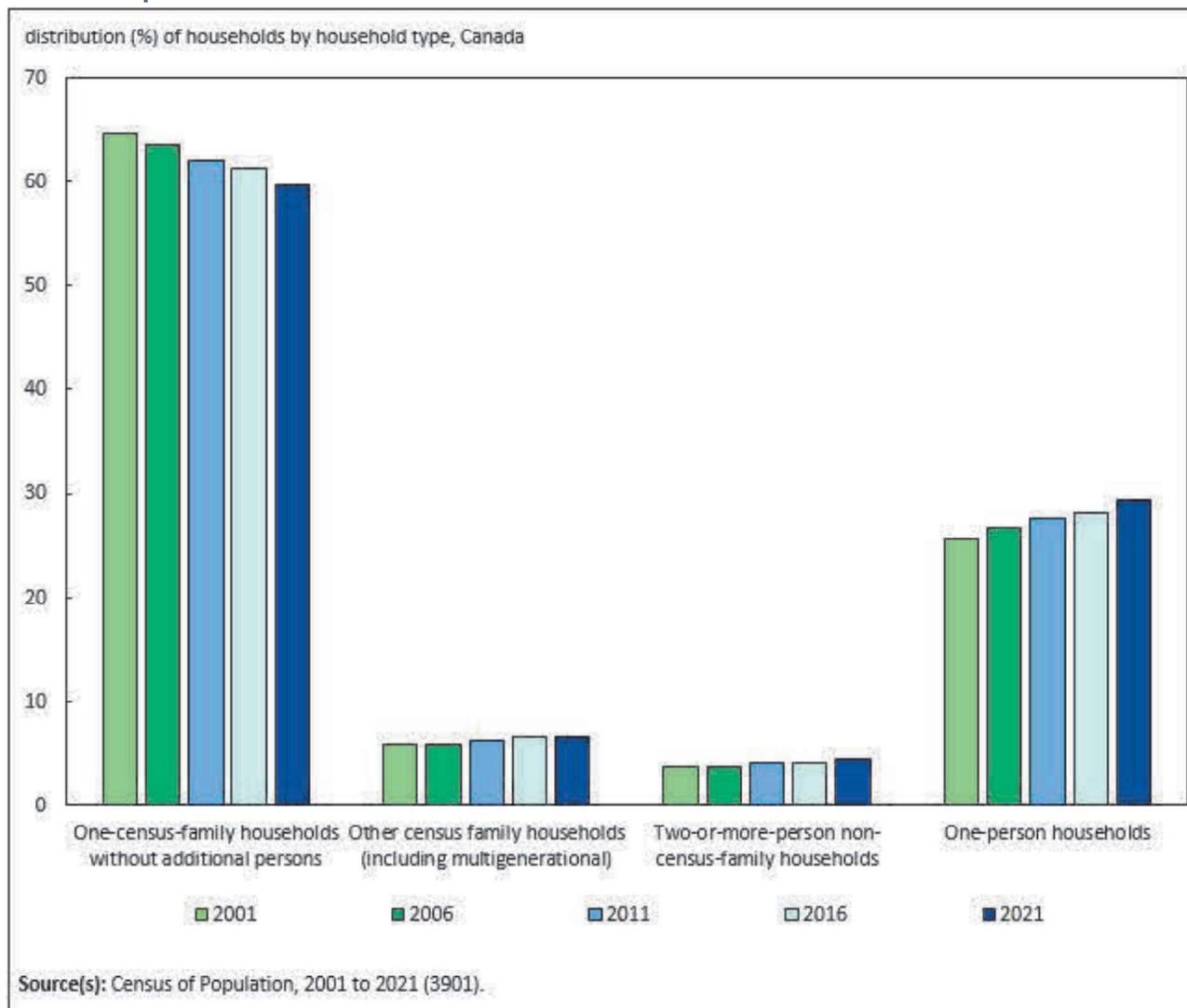
The majority of Canada's households (60%) have a relatively simple structure, containing one [census family](#)—defined as a couple, with or without children, or a one-parent family—and no additional people. Over the last 20 years, however, the share of households with other types of living arrangements has steadily increased.

Reflecting this phenomenon, roommate households—composed of two or more people not in a census family—experienced the fastest growth of any household type from 2001 to 2021 (+54%). This was also true in the last five years: from 2016 to 2021, the number of roommate households increased by 14%, more than triple the growth of households with one census family and no additional people (+4%). Nonetheless, the 663,835 roommate households in Canada represented a relatively small proportion of all households (4%) in 2021.

Regionally, the share of households composed of roommates was generally higher in the downtowns of large urban centres, particularly those that host one or more large post-secondary institutions. For instance, 17% of households in downtown Halifax were roommate households, compared with 7% for the entire metropolitan area of Halifax. Similarly, the downtowns of Kingston (12%) and Waterloo (12%) had elevated shares of roommate households. These households were also more prevalent in areas with popular tourist attractions, such as Whistler (13%), and Banff (12%).

Other types of census family households—multiple generations of a family sharing a home, two or more census families living together, or one census family living with additional people who may or may not be related—also grew rapidly in number over the last twenty years (+45%). These households numbered close to 1 million in 2021, representing 7% of all Canada's households. These shifts reflect in part challenges related to housing availability and affordability, as well as shifting lifestyle or cultural preferences.

Infographic 4 – Since 2001, the proportion of households composed of one census family and no additional persons has decreased



More young adults live with roommates, while fewer live with a spouse, partner or child of their own

In 2001, almost half (49%) of young adults aged 20 to 34 lived with their spouse, partner or child, without their own parents present. This share fell to 39% in 2021. In contrast, the proportion of young adults living in other arrangements—sharing their home with at least one parent, living with roommates or living alone—has grown, from 51% in 2001 to 61% in 2021.

Since [women tend to form unions at a younger age than men](#), young women were more likely (46%) than young men (32%) to live with their spouse, partner or child without any parents present. Conversely, young men were more likely (68%) than young women (54%) to live with parents, roommates or alone.

The fastest-growing living arrangement for people aged 20 to 34 was living with other people but outside a census family, increasing in number by 20% from 2016 to 2021. This includes sharing a home with roommates or living with an unrelated family or with extended family. This was the living situation of 15% of young adults in 2021, up from 11% in 2001. Young adults live with roommates for financial support, because of a lack of affordable alternative housing options, by choice, for companionship and emotional support, or for other reasons.

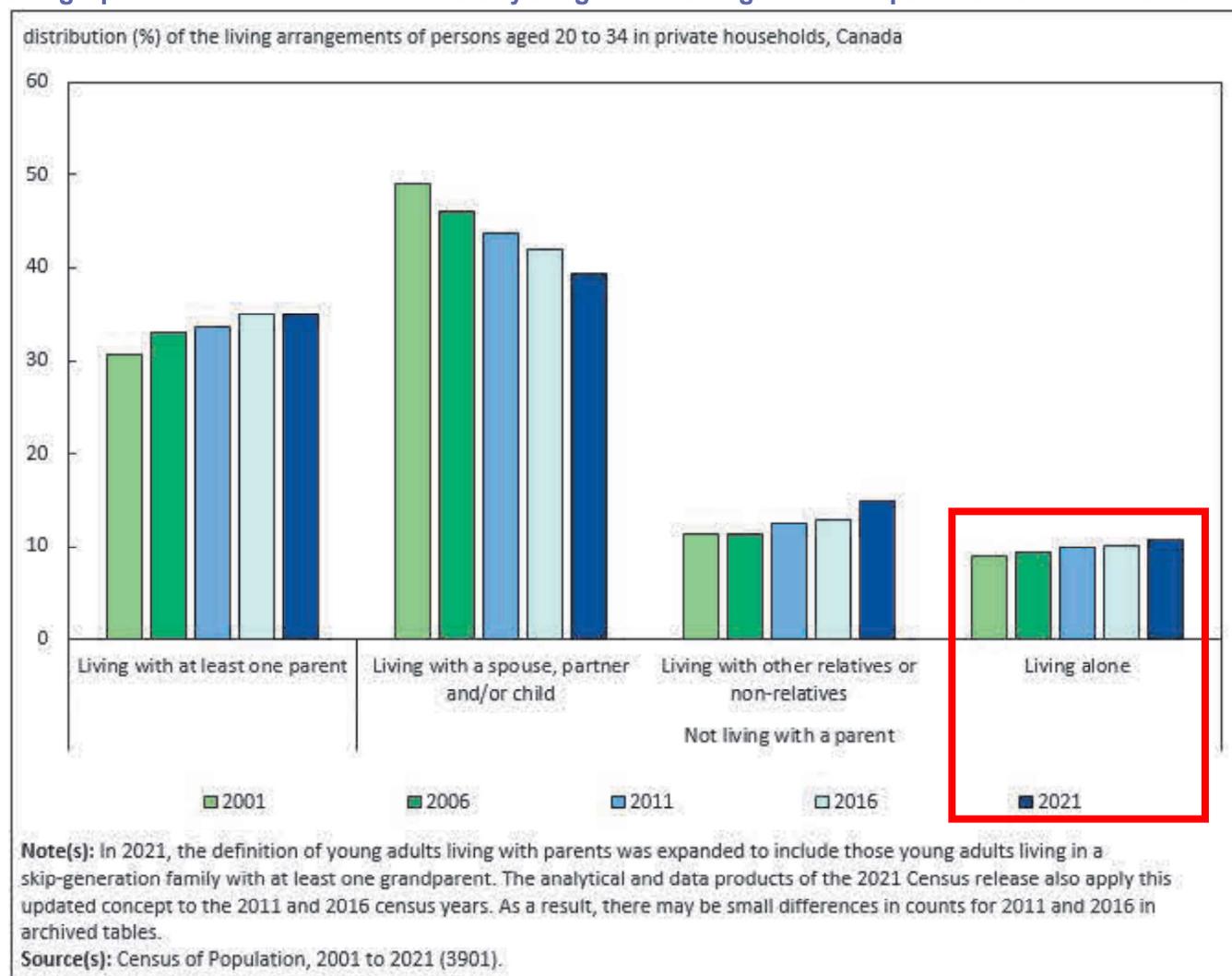
The share of young adults living with at least one of their parents levels off

While often considered a relatively new trend, the [phenomenon of young adults living in the parental home](#) has been a topic of interest examined by Statistics Canada for nearly a century.

After trending upward since 2001 (31%), the share of young adults aged 20 to 34 living in the same household as at least one of their parents was unchanged from 2016 to 2021 (35%). However, the age profile of young adults who lived with their parents continued to shift to older ages: in 2021, 46% of young adults who lived with their parents were aged 25 to 34, compared with 38% in 2001.

Similar to the reasons for living with roommates, young adults may live with their parents out of necessity, preference, or both. While some young adults may have always remained in their parents' home, others may have returned after one or more periods living elsewhere, including [during the pursuit of studies](#), or to live with a spouse or partner, among other possibilities.

Infographic 5 – Plateau in the share of young adults living with their parents from 2016 to 2021



It is likely that during the COVID-19 pandemic, some post-secondary students left their student residence or cancelled plans to live there during their studies. However, given the [usual place of residence](#) concept used in the census—which counts individuals as living at their main address only, and indicates that students are to be recorded as living in their parental home, provided they return there periodically throughout the year—it is unlikely that the full extent of these specific pandemic impacts is captured in census data.

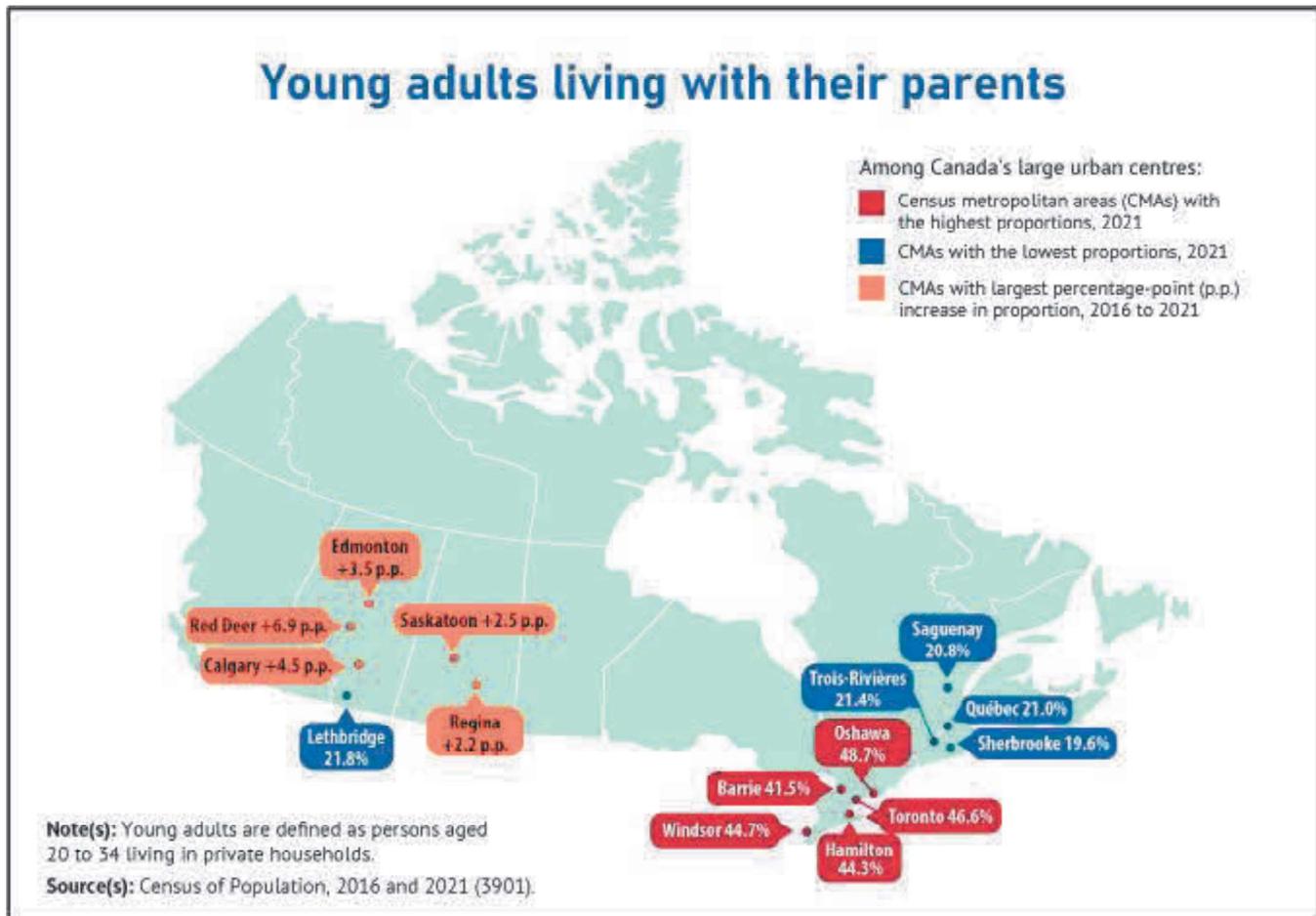
The number of young adults living with parents grows fastest in the large urban centres of Alberta and Saskatchewan

Similar to patterns seen in recent census years, the share of young adults living with parents was highest in several large urban centres ([census metropolitan areas](#)) in Ontario. Almost half of young adults in Oshawa (49%), Toronto (47%), Windsor (45%) and Hamilton (44%) were living in the same household as at least one parent. These areas generally have relatively high housing prices, close proximity to numerous post-secondary institutions, and relatively high shares of immigrant and racialized groups, the members of which are [more likely to co-reside with their parents](#).

That said, from 2016 to 2021, the share of young adults living with parents decreased slightly in many of Canada's largest urban centres, including Vancouver (-3 percentage points), Montréal and Toronto (-1 percentage point in each). This decrease could stem from more young adults in Canada's largest cities opting to move to smaller communities following the onset of the pandemic. From 2020 to 2021, a record number of people relocated outside of these large urban centres, while rural areas of Ontario and Quebec saw large gains of migrants from within their provinces.

Among young adults living in Canada's large urban centres, living with parents was least common for those residing in the province of Quebec, specifically Sherbrooke (20%), Saguenay, Québec and Trois-Rivières (all 21%). These areas have relatively low housing costs, as well as a lower prevalence of immigrant and racialized groups.

Map 2 – Red Deer experienced the fastest growth in young adults living with their parents from 2016 to 2021



From 2016 to 2021, the largest percentage-point increases in the proportion of young adults living with at least one parent occurred in several large urban centres located in Alberta or Saskatchewan: Red Deer (+7 points of percentage), Calgary (+5), Edmonton (+4), Saskatoon (+3) and Regina (+2). Despite this growth, the prevalence of this living arrangement remained relatively low in these large urban centres. For instance, just over one-quarter of young adults lived with at least one parent in Red Deer (27%) and Saskatoon (26%) in 2021.

Among the provinces and territories, Alberta and Saskatchewan experienced the largest declines in economic activity in the first year of the pandemic mainly as a result of lower energy prices. In the face of job loss, fewer job opportunities or fewer hours worked, some young adults may have chosen to stay in the parental home or move

back in with their parents for a period of time. Findings from the 2011 National Household Survey indicate that young adults who live with parents are [less likely than other young adults to be employed, to be working full year full time, and to have financial responsibility for household expenses](#).

Young adults may have delayed starting families during the pandemic

While the COVID-19 pandemic has brought disruption, stress and other challenges to the lives of individuals of all ages, young adults have arguably been particularly hard hit by the various public health measures put in place to combat the pandemic. Recent studies have found that since the onset of the pandemic, the [financial, educational, employment and mental health](#) situations of young adults have deteriorated disproportionately in comparison with those of older adults. This multitude of impacts of the pandemic—which were [particularly significant for young adults in Canada compared with those in some other countries](#)—could influence their [employment and earnings trajectories](#) for years to come.

In addition to the socioeconomic and health implications of the pandemic, lockdowns, physical distancing, and the move to virtual schooling may have created barriers for young adults seeking to form new social networks, friendships or romantic relationships.

According to the [Canadian Social Survey – Well-being, Unpaid Work and Family Time](#), 18% of young adults surveyed from October to December 2021 stated that because of the COVID-19 pandemic, they had experienced changes in their living arrangements, even if the changes were only temporary. Among these young adults, more than one in five (21%) had moved in with at least one of their parents or in-laws.

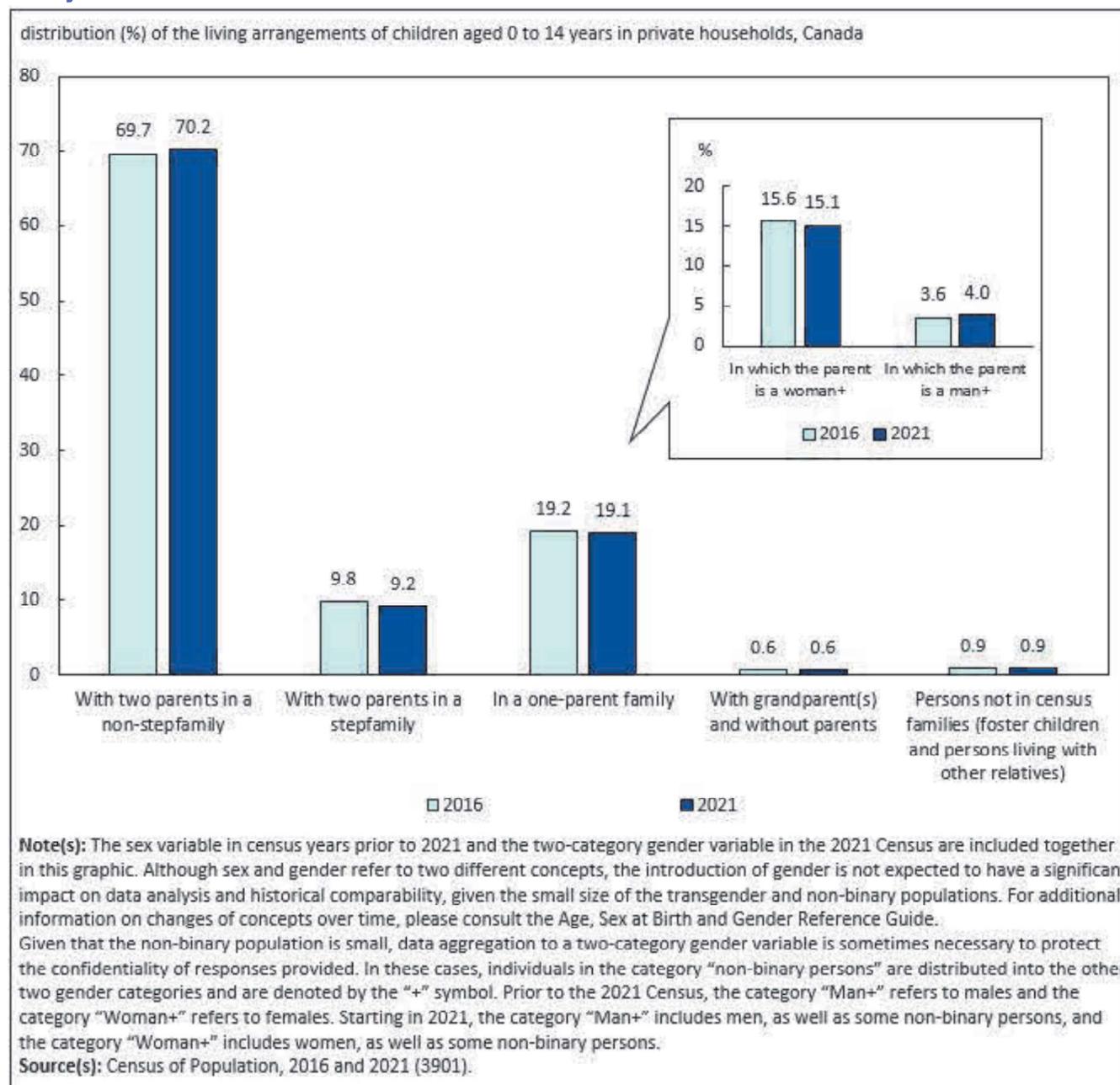
The pandemic has also had a significant impact on the family planning of young adults. Recent findings indicate that just over 3 in 10 (31%) people aged 25 to 34—the prime childbearing years for women—reported that [they now wanted to have fewer children or to have them later as a result of the pandemic](#).

A growing share of children in one-parent families live with their father

From 2016 to 2021, patterns in the living arrangements of children were fairly stable, as was the case from 2011 to 2016. The majority (70%) of Canada's nearly 6 million children aged 0 to 14 in private households lived with their two biological or adoptive parents, while 9% lived in stepfamilies and 19% lived in one-parent families. The remaining 2% of children lived either: with at least one grandparent and without parents; with other relatives; or were foster children.

The trend towards [more equal sharing of parenting time after divorce or separation](#) has contributed to a growing proportion of children with separated or divorced parents who are living in their father's home on [Census Day](#). As a result, the share of children aged 0 to 14 in one-parent families who live with their [father has increased in recent decades](#), from 14% in 1981 to 21% in 2021. This was the living situation of 4% of all children aged 0 to 14 in census families in 2021. Despite this recent increase in prevalence, the share of children living with their father in a one-parent family was even higher in the early decades of the 20th century, owing to higher maternal mortality at that time.

Infographic 6 – Slight increase in the share of children living with their father in a one-parent family

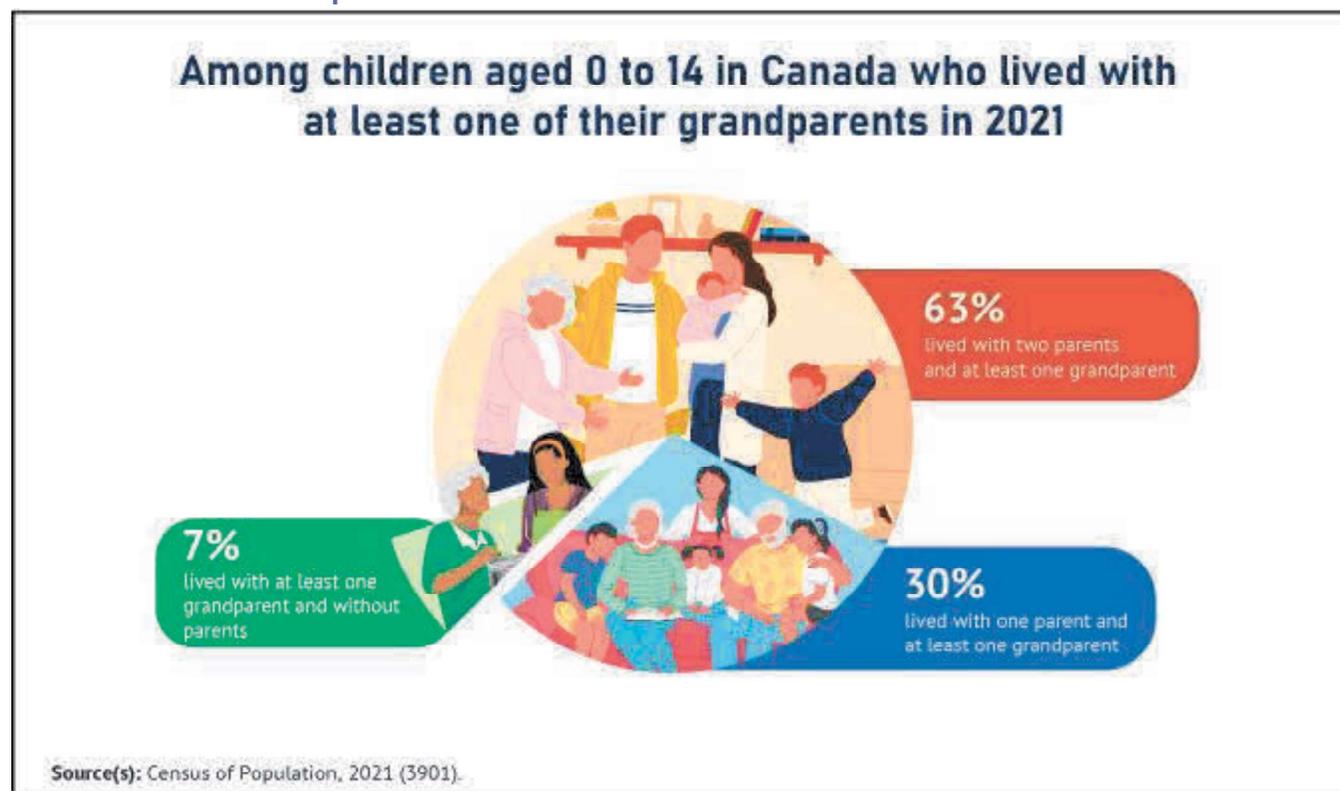


Over half a million children live with at least one of their grandparents, mainly in multigenerational households

Close to 1 in 10 children aged 0 to 14 in census families (9%, or 553,855 children) were living in the same household as at least one of their grandparents in 2021. This proportion was unchanged from 2016 but up from 7% in 2001.

Among the 553,855 children living with grandparents in 2021, the vast majority (93%) lived in a multigenerational household, meaning they lived with at least one parent and at least one grandparent. Specifically, 63% lived with two parents and at least one grandparent, while 30% lived with one parent and at least one grandparent. The remaining 36,860 children lived with at least one grandparent and without parents. Among these children, half (50%) lived with two grandparents, 42% with their grandmother only and 8% with their grandfather only.

Infographic 7 – Most children aged 0 to 14 years who live with at least one of their grandparents also live with their two parents



Grandparents, parents and grandchildren may live together under the same roof for many reasons. Some may adopt this living arrangement largely out of necessity, for instance, to pool finances, to give or receive care, for reasons of family reunification or as a response to housing shortages. Additionally, living in close proximity to family may reflect cultural or individual preferences.

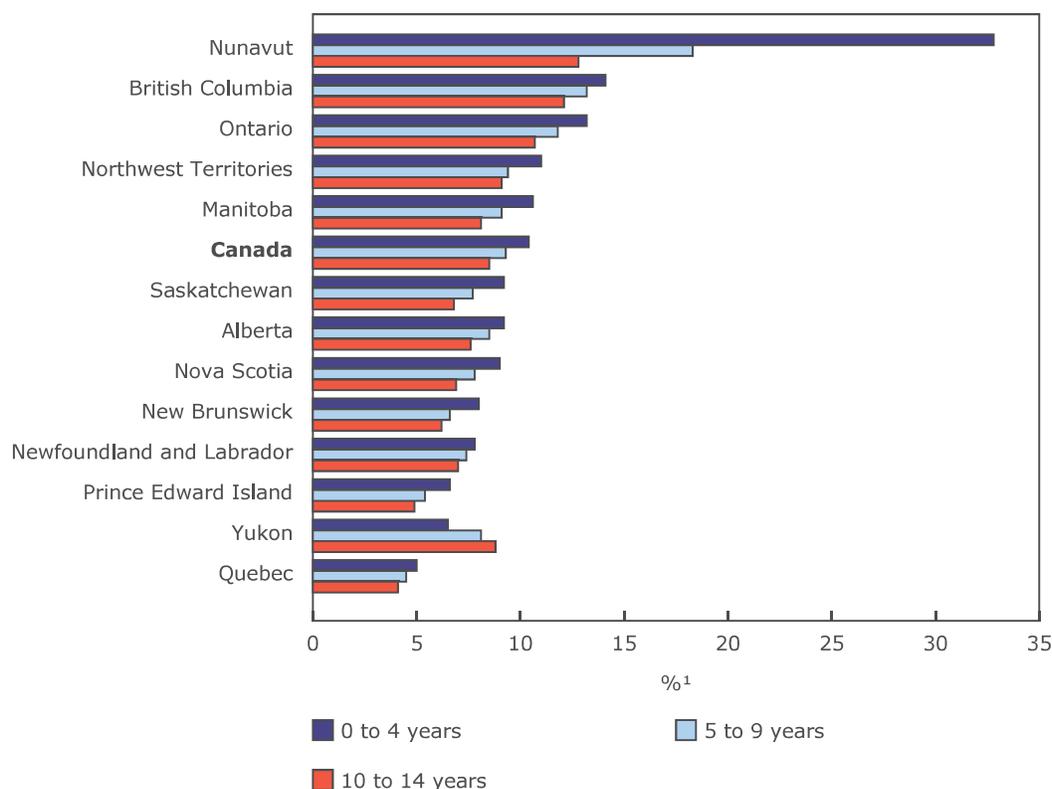
Previous studies have found that grandchildren living with their grandparents were more likely to live with an immigrant grandparent, have an Indigenous identity, belong to a racialized group, speak a non-official language in the home or be affiliated with Sikh, Hindu, Buddhist or Muslim religions. As the Indigenous and ethnocultural composition of the population in Canada continues to evolve alongside aging of the population, multigenerational living arrangements may play a growing role in the care and social support networks of children, parents and seniors in the coming years.

Continuing previous trends, there was wide geographic variation in the share of children living with at least one of their grandparents.

Among the provinces and territories, living with grandparents was most prevalent for children living in Nunavut (22%), British Columbia (13%), Ontario (12%) and the Northwest Territories (10%), reflecting the relatively higher proportions of Indigenous or immigrant population groups in these areas.

Generally, the share of children living with their grandparents was highest for young children aged 0 to 4, and lowest for those aged 10 to 14. Provincial and territorial variations were largest among very young children. In Nunavut, one-third (33%) of children aged 0 to 4 lived with at least one of their grandparents, compared with 5% of children of the same age group living in Quebec.

Chart 1
In Nunavut, one-third of children aged 0 to 4 live with at least one of their grandparents



1. Proportion of children in census families that are living with at least one grandparent, 2021.
Source(s): Census of Population, 2021 (3901).

Among Canada's large urban centres, this living arrangement was particularly prevalent for children living in Abbotsford–Mission, where over one in five children (22%) lived in the same home as at least one of their grandparents. Shares were also elevated in several municipalities in the Greater Toronto Area, particularly Brampton (28%), Markham (23%), Caledon (20%), Mono (20%), Ajax and Pickering (each 19%).

About 1 in 10 children live in a stepfamily, unchanged since 2011

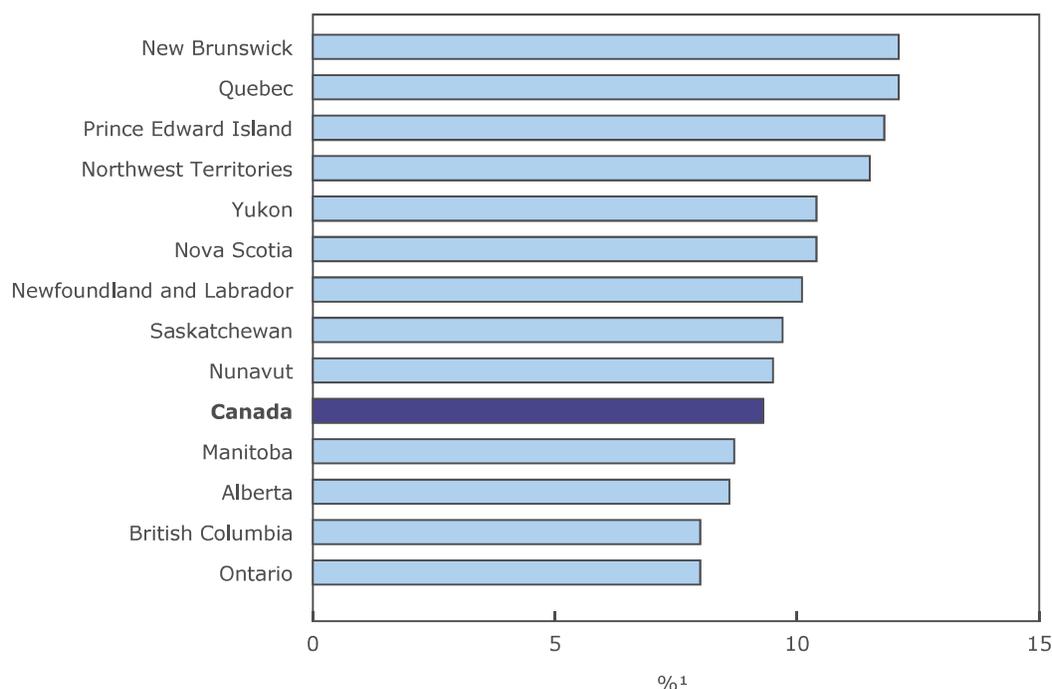
Over half a million (550,810) children aged 0 to 14 lived in a stepfamily in 2021, representing 9% of all children aged 0 to 14 in census families. This proportion has been stable since data on stepfamilies were first collected in the 2011 Census of Population.

The prevalence of living in a stepfamily was highest among children living in New Brunswick and Quebec (12% each) and lowest in British Columbia and Ontario (8% each).

Did you know? Almost one in five children have experienced their parents' breakup

According to the 2019 Canadian Health Survey on Children and Youth, 18% of children aged 1 to 17 had experienced the separation or divorce of their parents. This represents the first national estimate of this phenomenon in many years.

Chart 2 Stepfamilies are more common for children living in New Brunswick and Quebec

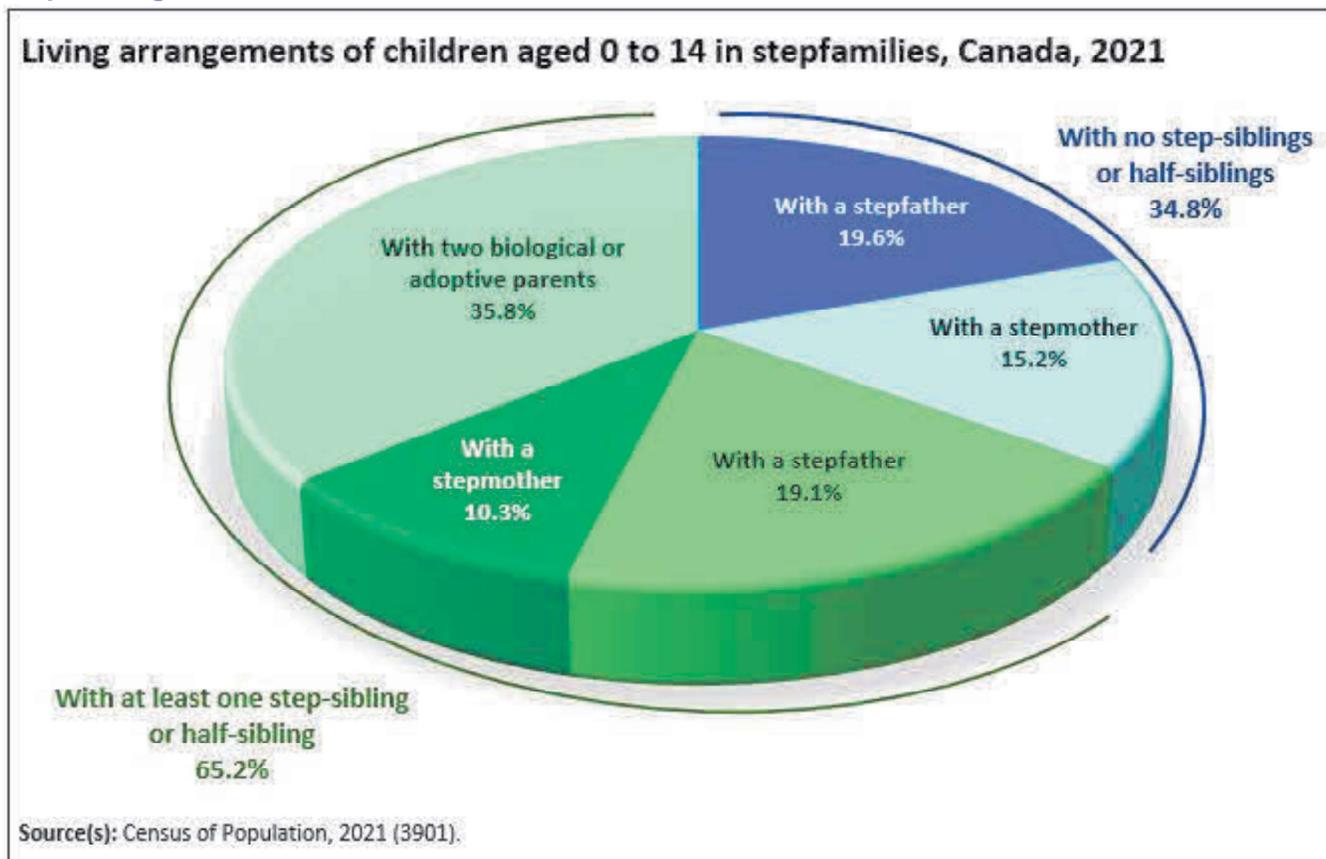


1. Proportion of children aged 0 to 14 years in census families that are living in a stepfamily, 2021.
Source(s): Census of Population, 2021 (3901).

As greater time has passed since their birth, older children are more likely than very young children to have experienced the separation or divorce of their parents, and any subsequent re-partnering. Consequently, regardless of the place of residence, the share of children living in stepfamilies was highest among older children aged 10 to 14 and lowest among younger children aged 0 to 4.

Among children in stepfamilies, just under two-thirds (65%) had at least one half sibling or step sibling. Just over one-third (35%) lived in families where all the children were the biological or adopted children of one parent only.

Infographic 8 – About two-thirds of children in stepfamilies have at least one half-sibling or step-sibling



Among the 353,425 children who lived with a step-parent in 2021, more (60%) had a stepfather as opposed to a stepmother (40%). This may reflect the fact that following separation or divorce, [mothers are more likely than fathers to have sole parenting responsibility for their children \(sometimes referred to as sole custody\)](#).

Fewer foster children since 2011

Foster children are a small population of children who are placed in the foster care system when, for various reasons, they are not able to live in their parental home. Their time in foster care may range from a very short period to a more extended arrangement, depending on the circumstances.

Beginning in 2011, the Census of Population has collected data about foster children living in private households. As these relationships are self-reported, counts may differ from those produced by provincial or territorial agencies responsible for foster care. For instance, an individual may "age out" of the formal foster care system, but remain in the home of their foster parents.

The foster system is under the responsibility of the provinces and territories. While age criteria for foster care eligibility vary across jurisdictions, the majority (62%) of people in foster care in 2021 were aged 0 to 14.

There were 26,675 foster children aged 0 to 14 in Canada reported in the 2021 Census of Population, representing about 1 in every 250 children (0.4%) in this age group living in private households.

Despite growth in the size of the total population aged 0 to 14, the number of foster children in this age group has decreased by 10% from the 29,590 counted in 2011, the year data on foster children were first collected in the Census of Population. This pattern may reflect policies on the part of authorities to [keep children with their parents or relatives when possible](#), through preventive interventions such as parental education and support programs. A lack of available foster families may also be a contributing factor: [many provinces and territories have called for more foster families in recent years](#).

As has been the case since 2011, Manitoba had the highest share of children aged 0 to 14 in private households who were foster children in 2021 (2%). This was quadruple the national average and 10 times the proportion in neighbouring Ontario (0.2%). According to the [2016 Census](#), Indigenous children aged 0 to 14 were 13 times more likely (4%) than non-Indigenous children (0.3%) to be foster children.

Looking ahead

In the coming months, [additional releases from the 2021 Census](#) will reveal more details about the diversity of living arrangements among Canada's various population groups, including different ethnocultural, immigrant, language, and Indigenous communities, as well as according to the income and education characteristics of individuals.

Note to readers

Readers are invited to download the [StatsCAN app](#) to view the census results.

Definitions, concepts and geography

Counts are calculated on rounded data and may not necessarily add up to the total.

In censuses prior to 2021, concepts and classifications relating to the family characteristics of individuals used information from a question about the sex of individuals. Beginning in 2021, the census asks questions about both the sex at birth and the gender of individuals. While data about sex at birth are needed to measure certain indicators, for the purposes of the Families, Households and Marital Status release, gender (as opposed to sex) is now the standard variable used in concepts and classifications. For more details on the new gender concept, including impacts on historical comparability, see [Age, Sex at Birth and Gender Reference Guide, Census of Population, 2021](#).

The new gender variable impacts the classification of family variables involving couples families. For more information, see [Families, Households and Marital Status Reference Guide, Census of Population, 2021](#) and [Gender diversity status of couples: New information in the 2021 Census](#).

The sex variable in census years prior to 2021 and the two-category gender variable in the 2021 Census are included together in this analysis to make historical comparisons. Although sex and gender refer to two slightly different concepts, the introduction of gender in 2021 is not expected to have a significant impact on data analysis and historical comparability, given the small size of the transgender and non-binary populations. For additional information on changes of concepts over time, please consult the [Age, Sex at Birth and Gender Reference Guide, Census of Population, 2021](#).

Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category "non-binary persons" are distributed into the other two gender categories. Unless otherwise indicated in the text, the category "men" includes men (and/or boys), as well as some non-binary persons. The category "women" includes women (and/or girls), as well as some non-binary persons.

Considerations for examining families and living arrangements with the Census of Population

As a consequence of changes in the family and society overall in recent decades, many people live at more than one residence throughout the year. However, the census does not capture the phenomenon of individuals who split their time living in multiple households.

The main purpose of the Census of Population is to enumerate the population. To ensure that individuals are counted once and only once in the census, individuals in private households are counted as residing at only one dwelling, and in only one household, by applying the concept of [usual place of residence](#). As part of this concept, rules are applied for individuals who have multiple residences, including the following:

- Family members who live elsewhere for part of the year for work-related reasons should be included at their family's home regardless of the amount of time they spend there.
- Children who split their time throughout the year between the homes of two parents or guardians should be included in the home where they live most of the time. If they spend an equal amount of time with each parent or guardian, they should be included where they were staying on Census Day.
- Students who periodically return to their parents' home should be listed only at this home, even though they may spend more time living elsewhere.

2021 Census of Population products and releases

Today, Statistics Canada is releasing a third series of results from the 2021 Census of Population.

Several 2021 Census products are also available today on the 2021 [Census Program](#) web module. This web module has been designed to provide easy access to census data, free of charge.

[Analytical products](#) include two articles in *The Daily*.

[Data products](#) include the families, households, and marital status results for a wide range of standard geographic areas, available through the [Census Profile](#) and [data tables](#).

[Focus on Geography](#) provides data and highlights on key topics found in this Daily release at various levels of geography.

Reference materials are designed to help users make the most of census data. They include the [Guide to the Census of Population, 2021](#), the [Dictionary, Census of Population, 2021](#), and the [2021 Census of Population questionnaires](#). The [Families, Households and Marital Status Reference Guide](#) is also available. A new census fact sheet, [Gender diversity status of couples: New information in the 2021 Census](#), is also available. The [Balancing the Protection of Confidentiality with the Needs for Disaggregated Census Data](#) report was previously released in reference materials.

Geography-related 2021 Census Program products and services can be found under [Census Geography](#). This includes [GeoSearch](#), an interactive mapping tool, and [thematic maps](#), which show data for various standard geographic areas, along with [Focus on Geography](#) and the [Census Program Data Viewer](#), which are data visualization tools.

Videos on census concepts can be found in the [Census learning centre](#).

An infographic, [A portrait of Canada's families in 2021](#) is also available.

Over the coming months, Statistics Canada will continue to release results from the 2021 Census of Population and provide an even more comprehensive picture of the Canadian population. Please see the [2021 Census release schedule](#) to find out when data and analysis on the different topics will be released throughout 2022.

Table 1
Proportion of persons aged 15 years and older in private households that are living alone, living with relatives or non-relatives, or living in census families, by age group, Canada, 1981, 2016 and 2021

	1981			2016			2021		
	Living alone	In census families	Living with relatives or non-relatives only	Living alone	In census families	Living with relatives or non-relatives only	Living alone	In census families	Living with relatives or non-relatives only
	%								
Total – 15 years and older	9.2	83.2	7.6	13.9	78.9	7.3	14.5	77.6	7.9
15 to 19 years	1.1	92.1	6.8	0.9	94.0	5.2	0.8	94.4	4.7
20 to 24 years	7.7	78.7	13.6	6.5	77.8	15.7	6.8	74.5	18.7
25 to 29 years	9.4	81.6	9.1	11.9	73.0	15.0	12.5	70.4	17.1
30 to 34 years	7.3	87.6	5.1	11.7	79.9	8.3	12.5	78.0	9.4
35 to 39 years	5.7	90.6	3.7	10.0	84.7	5.3	10.7	83.6	5.7
40 to 44 years	5.2	91.3	3.5	9.4	86.1	4.5	10.0	85.4	4.6
45 to 49 years	5.8	90.5	3.8	10.7	84.6	4.7	10.4	85.0	4.5
50 to 54 years	7.4	88.1	4.6	13.3	81.6	5.1	12.6	82.3	5.1
55 to 59 years	9.9	84.5	5.6	15.7	78.9	5.4	15.9	78.3	5.8
60 to 64 years	13.8	78.9	7.2	18.1	76.4	5.6	18.4	75.4	6.1
65 to 69 years	19.6	71.1	9.3	20.2	74.1	5.7	20.7	72.9	6.3
70 to 74 years	26.0	62.0	12.0	22.8	71.3	6.0	23.1	70.4	6.4
75 to 79 years	32.4	52.1	15.4	26.7	66.6	6.7	26.7	66.5	6.7
80 to 84 years	37.3	41.9	20.8	33.0	59.2	7.8	32.0	60.1	7.9
85 years and older	35.9	33.6	30.5	43.3	45.6	11.1	41.8	47.3	10.9

Source(s): Census of Population, 1981, 2016 and 2021 (3901).

Table 2
Proportion of persons aged 15 and older in private households that are living alone, Canada, provinces and territories, 1981, 2016 and 2021

	1981	2016	2021
	%		
Canada	9.2	13.9	14.5
Newfoundland and Labrador	3.5	12.3	14.4
Prince Edward Island	7.0	13.9	14.7
Nova Scotia	7.7	15.3	16.1
New Brunswick	6.5	14.4	15.5
Quebec	8.7	17.7	19.0
Ontario	9.3	12.2	12.3
Manitoba	10.9	13.5	13.8
Saskatchewan	10.6	14.1	14.7
Alberta	9.0	11.4	12.6
British Columbia	11.2	14.0	14.3
Yukon	9.2	17.0	17.1
Northwest Territories	6.9	11.3	12.5
Nunavut	..	7.8	8.0

.. not available for a specific reference period

Note(s):

Nunavut was separated officially from the Northwest Territories on April 1, 1999. Data for Nunavut and the Northwest Territories are presented individually starting in the census year 2001.

Data are not available for Nunavut in 1981.

Source(s): Census of Population, 1981, 2016 and 2021 (3901).

Table 3
Number and distribution of children aged 0 to 14 in census families that are living with at least one grandparent, by family living arrangement, Canada, 2021

	2021	
	number	distribution (%)
Total – Living with at least one grandparent	553,855	100.0
Total – With two parents and at least one grandparent	351,390	63.4
With their married parents and at least one grandparent	296,780	53.6
With their common-law parents and at least one grandparent	54,610	9.9
Total – With one parent and at least one grandparent	165,605	29.9
With one parent (man+) and at least one grandparent	42,360	7.6
With one parent (woman+) and at least one grandparent	123,245	22.3
Total – With grandparent(s) and without parents	36,860	6.7
With two grandparents	18,365	3.3
With one grandparent (man+)	3,030	0.5
With one grandparent (woman+)	15,470	2.8

Note(s): Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category "non-binary persons" are distributed into the other two gender categories and are denoted by the "+" symbol. The category "Man+" includes men as well as some non-binary persons. The category "Woman+" includes women as well as some non-binary persons.

Source(s): Census of Population, 2021 (3901).

Table 4
Number and distribution of children aged 0 to 14 in census families living in a stepfamily, by family structure and age group, Canada, 2021

	number				%			
	Total – 0 to 14 years	0 to 4 years	5 to 9 years	10 to 14 years	Total – 0 to 14 years	0 to 4 years	5 to 9 years	10 to 14 years
Total – In a stepfamily	550,810	134,650	183,770	232,395	100.0	100.0	100.0	100.0
Total – With no step- or half-siblings	191,760	36,435	62,595	92,720	34.8	27.1	34.1	39.9
With a step-parent (man+)	107,970	14,780	34,430	58,760	19.6	11.0	18.7	25.3
With a step-parent (woman+)	83,785	21,655	28,170	33,965	15.2	16.1	15.3	14.6
Total – With at least one step- or half-sibling	359,060	98,210	121,170	139,670	65.2	72.9	65.9	60.1
With a step-parent (man+)	104,955	6,640	35,105	63,210	19.1	4.9	19.1	27.2
With a step-parent (woman+)	56,715	5,085	17,880	33,755	10.3	3.8	9.7	14.5
With two biological or adoptive parents	197,390	86,490	68,190	42,710	35.8	64.2	37.1	18.4

Note(s): Given that the non-binary population is small, data aggregation to a two-category gender variable is sometimes necessary to protect the confidentiality of responses provided. In these cases, individuals in the category "non-binary persons" are distributed into the other two gender categories and are denoted by the "+" symbol. The category "Man+" includes men as well as some non-binary persons. The category "Woman+" includes women as well as some non-binary persons.

Source(s): Census of Population, 2021 (3901).

Available tables: [98-10-0123-01](#), [98-10-0124-01](#), [98-10-0134-01](#), [98-10-0135-01](#), [98-10-0137-01](#) and [98-10-0138-01](#).

Definitions, data sources and methods: [survey number 3901](#).

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; infostats@statcan.gc.ca) or Media Relations (statcan.mediahotline-ligneinfomedias.statcan@statcan.gc.ca).

How cities worldwide are planning for an aging population

Boosting density and social cohesion will draw residents together and save cities money, experts say

IVY LERNER-FRANK

In 1997, Paul McGarry wrote his first action plan to improve the lives of older people. The award-winning head of the Greater Manchester (Britain) Ageing Hub crafted a vision for urban planning that accounts for all ages, bringing together stakeholders from civil society, government, social work and more.

He'd go on to help Greater Manchester — where, in 2015, approximately 33 per cent of the population was over 50 — become an age-friendly region, the first in Britain to join a global network of them.

Mr. McGarry was in his 30s when he wrote his first age-friendly city design plan. He's almost 60 now, and he's still talking about the same issues: social isolation, transport and housing, issues that are gaining prominence in his field as the global elderly population grows.

"Aging isn't going anywhere," he says, noting that investing in age-friendly urban design can reduce the need for high-cost health and care services later on. "We need leadership, including older people's leadership, to connect the quality of life and the health care-social services savings agenda."

Today, Mr. McGarry is one of a growing number of urban planners grappling with the question of how to serve a population that's aging worldwide. According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. What's more, the population of older people living in cities increased by 68 per cent between 2000 and 2015.



According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. ISTOCK

That trend shows no signs of abating — and has the potential to transform the way our cities operate and how people live, travel and socialize.

This presents policy questions for municipalities, which must figure out how much to invest in planning while providing for and averting unnecessary costs from health care, emergency-room visits, social services for the elderly, and the like.

The trick, Mr. McGarry says, is providing supportive environments for aging populations "without pathologizing them."

Manchester deemed its aging population "valuable, not vulnerable" in a recent campaign celebrating the contribution of older adults in the coronavirus pandemic response. In the wake of COVID-19, elderly residents took paid front-line roles, provided support to family and neighbours and offered community engagement in a time of crisis.

But this doesn't mean the municipality ignores the reality of health-related issues for its aging population.

"We've got compelling international evidence and guidance on the devastating effects of falls,

for example, but the uptake [on implementation] is patchy," Mr. McGarry says. "The challenges are in what we do right now, and connecting those actions to medium- and long-term changes."

Making a city age-friendly involves more than implementing a falls-prevention program — though Manchester has one, along with programs for creating age-friendly homes, creative care kits for isolated citizens, and *Talking About My Generation*, a radio news program run by older volunteers. Systematically improving intersections by adding longer crossing times, shorter crossing distances and sloped entrances for street access are important, but not everything. High-quality housing, social networks that improve health and well-being, and a vibrant cultural life are also key components of an age-friendly city.

University of Toronto Scarborough human geography professor Andre Sorensen researches urbanization and development issues in Canada and Japan, including the importance of active transportation such as walking and cycling. Cities shouldn't be automobile-dependent, he says, and need a mix of housing types

so residents can downsize easily in their own neighbourhoods, keeping their routines, networks of friends and destinations.

High-density development brings residents of all ages together, Prof. Sorensen says — and saves cities infrastructure and maintenance costs along the way. "If you have six houses on a one-kilometre stretch of road, covering all the long-run supply and maintenance costs will be a lot higher per house than if you have 60 houses on that stretch of road," he says.

The city of Toyama, Japan, is one example of a city that has taken a high-density planning approach, bringing older residents together in Residential Encouragement Zones (REZs), where public facilities, frequent and accessible transport, inter-generational activities and housing design meet their needs. Toyama's Compact City Strategy was developed in 2002, subsidizing those who moved into and built REZs, which had the effect of creating revived neighbourhoods with sparkling cultural centres.

Moving citizens into Toyama-style zones is a classic strategy, Prof. Sorensen says. "Property taxes in low-density areas don't raise enough money to supply and maintain local infrastructure like water systems, public transportation, or ambulance and fire services," he indicates. "Toyama recognized the high cost of low-density development and made an economic analysis and policy in response."

"Planning for an aging society is not just where people live," says assistant professor Jordana Maisel, director of research at the Center for Inclusive Design and Environmental Access (IDEA) at the University at Buffalo. Rather, planners thinking about accessibility should consider all elements of a city that residents interact with — shops, community hubs and the like.

"There's a trend to build age-friendly housing or assisted living facilities in the middle of no-

where, disconnected from social supports and activities," Dr. Maisel says. "Social participation is a critical component of our interpretation of inclusive design."

Founded in the mid-1980s, Dr. Maisel's IDEA Center is focused on inclusive, evidence-based, built environment design. Among the centre's projects is a new certification and resource program called isUD: Innovative Solutions for Universal Design, for buildings that go above and beyond minimal code compliance for accessibility. Similar to the Leadership in Energy and Environmental Design (LEED) certification doled out for green buildings in the U.S., isUD awards museums, stores and offices based on their adherence to eight principles, such as wellness, comprehensibility and cultural appropriateness.

Making a space accessible involves more than just mobility impairments, such as focusing on wheelchair users, Dr. Maisel says. "Inclusive and universal design thinks of a broader population, including individuals with vision and hearing impairments, as well as the more frail."

Wider hallways and doorways to accommodate modern wheelchairs — which have changed considerably in the half-century since the original accessibility standards research was done — are only part of inclusive design, Dr. Maisel says. Wayfinding, acoustics, lighting and limited steps are also considerations. "To be truly inclusive, consultations with end-users are an essential element of the design process, whether referring to buildings or programming.

"We're not just thinking about addressing issues for an aging population," Dr. Maisel says. "We're focused on good design. If you think about the most vulnerable, it's those with disabilities and older adults. By addressing the needs of those populations, you provide a better solution for all."



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Natalia

Last name [required] Easton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rcg zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Ann

Last name [required] Sacco

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is insulting to the citizens of Calgary for this Council to even consider blanket rezoning. We purchased an R1 home to be in a community where there are parks and pathways. There is an agreement with the City of Calgary when you enter into this purchase. We have been paying higher taxes for years because of this, and for you to change the entire feel of the neighbourhood when the infrastructure for high density does not exist is ridiculous. In Tuxedo where you have implemented this process, the sewage system is at least 60 years old and has not been upgraded. I continually see developers building multi-homes and then linking four or more sewage lines to a system that only had one previously. It is only a matter of time before there is an epic failure. These homes are built almost to the property line on both sides (which we would not be allowed to do if we developed ourselves). Generally they are taller buildings which block the shade, made the street icy in the winter and of course parking is always an issue. Even in Quarry Park, the YMCA is right by apartment complexes and the residents have used their parking lot so much they had to install no overnight parking signs. Where do you think this is going to lead packing all these people in? These are not going to be affordable homes anyway. The property owners in this city have spoken out against this since day 1 and you are not listening. We are all tired of being told you know more than us while you pick our pockets. What do you think this will do to our property values? You are affecting the single most important purchase people make in their lives and you don't care one whit what we have to say about it. There should have been a plebiscite on this issue, but of course, you don't want that because you know what the results will be. You have already made up your minds, it is obvious to everyone. Why do you think there is an effort to recall the mayor? We are all so darned angry that none of you are listening. It is a disgrace when you are elected you think to should be able to do what you want. You should be listening to the people of this city. Other cities have not followed the Trudeau carrot because their citizens did not want this. Perhaps you should be listening instead of talking.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Susan

Last name [required] MacKenzie

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of neighbourhoods

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

When I purchased my home over 30 years ago, I bought it on good faith that my neighbourhood would stay R-1 single family dwelling - that is why myself and my neighbours bought here. I understand the need for more housing, but rezoning what already exists is not fair to those who have been Calgary citizens for decades. If more housing is needed, then newer neighbourhoods can be zoned for multi-family dwellings or secondary suites. I don't believe the City should have the power to just come along and change long-standing policies without the consent of each and every homeowner this would affect.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Victoria

Last name [required] Manzo

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our house is the biggest investment in our lifetime. When we purchased where we are, the zoning allowed for side-by-sides and/or infills. We knew that and had no problem with that. We believe in densification. However, the idea of having an 8-plex erected next door was not anticipated. This would remove all privacy in our backyard, not to mention blocking the sunlight and effectively ruining the garden we have cultivated over the years. Our house would be devalued, in comparison to other houses in the neighborhood NOT bordered by an 8-plex. This is completely unfair to us and greatly affects our investment. We spent years putting together Neighborhood Development Plans that we, as a community, agreed upon. We allowed for densification in those plans. Why does City council feel that they have the right to throw our work out the window and force us to lose money on our investments? All neighborhoods in Calgary should allow for R2 zoning...duplexes and infills...with multi-home developments along major corridors. Interiors of neighborhoods must be protected as beautiful, quiet, kid-friendly spaces with ample green space. If I wanted that kind of density, I would live in NYC.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

First name [required] Allan

Last name [required] Kennedy

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 14, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

re zoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our comments in regards to rezoning include if you are destroying all R1 zoning in Calgary communities, it will create a loss in value per house and more traffic in general plus more garbage, compost and recycle. Also most of the rental properties will have poor maintenance which is what we've experienced..



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Brian

Last name [required] Howell

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

RCG Blanket Rezoning will create more problems than it will solve, in the City of Calgary.



Public Submission

CC 968 (R2023-10)

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First name [required] Kathy

Last name [required] Clague

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the City of Calgary's housing strategy to address the housing crisis through blanket rezoning of existing communities. The housing strategy needs to be addressed but it should not be to the detriment of pre existing communities and their residents. Residents are in no way responsible for the current state of affairs. The issue is a result of the federal governments policies. Not one city council member campaigned on blanket rezoning therefore residents had no say in this matter. I feel this is an election matter and and the city has failed to respect the property rights of individual home owners.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Hans

Last name [required] Firla

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning bylaws

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a Calgary homeowner since the early 1970s, I am vehemently opposed to the blanket rezoning proposal. To me, it implies the following:

The city receives \$228 million from Ottawa for changing our zoning by-laws. The homeless are made to believe that their problems are over.

We, the homeowners are expected to solve the housing crisis, given three options:

- 1) We sell to a developer who will (supposedly) build a multi-plex unit. We make a bunch of money, but now we are 'homeless'.
- 2) We use our own resources to develop extra accommodations on our premises. After risking our retirement funds, and putting up with the headaches of construction for months, we finally 'enjoy the pleasures' of being landlords.
- 3) We simply do nothing and watch others (my choice).

The dark side - we are already experiencing labor and materials shortages. Opening the floodgates to city wide rezoning will create even greater shortages. We have to bring in more skilled trades people, but they will also be 'homeless'.

Even darker (thinking of the carbon footprint and environment) :

- every property sale will result in the demolition of a perfectly good home
- huge impact on landfill sites from hundreds of truck loads of demolition material
- hazardous material (asbestos & radon) will have to be mitigated
- electricity needs to be upgraded to 200 amps
- water and sewer systems need to be upgraded
- there will be damage/removal of trees due to increase of development footprints.

And this will be happening in all Canadian cities that sign up to the rezoning proposals put forth by our federal government!

I am submitting these comments with regards to the Public Hearing slated for April 22, 2024, and I expect that the hearing will be restricted to registered property owners only, and not to any commercial stakeholders.

Regards,
Hans Firla, PEng



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jean

Last name [required] Hunt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed blanket rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have attached 2 letters that I sent regarding rezoning in my immediate neighbourhood. 200 of my fellow neighbours also expressed their opposition. Council chose to ignore us and allow the rezoning because "it fits with our current neighbourhood" ? How does multi unit, multi story buildings with no frontage, no parking and no yards fit into a community that is mainly single family? Council has already made their decision and these public meetings and opportunity for input are a waste of time and money, they will do as they please, or as they and the developers choose! Perhaps actually coming into communities and meeting with residents and associations a compromise could be reached? But council has no interest in compromise of any kind, apparently we voted them in so we could pay them to do what they want with our money. It makes me very sad for the future of Calgary and its communities when the fabric and "family" way of life that we currently know is being ripped apart. I feel it is a waste of my time to send this again but I apparently am a hopeless optimistic and hope that one day democracy may be revived. Council, this like many other ill conceived decisions that you have made, is on your conscience. I hope you like your legacy.

Regarding the following Land Use Amendments:

File Number: SB2023-0374

File Manager: J.K. CHOI J.K.Choi@calgary.ca 403-710-7852

Address: Legal: 4010AK;26;20-222001 56 AV SW

Community: NORTH GLENMORE PARK Ward: 11

Application Description: Subdivision by Instrument - NORTH GLENMORE PARK 0 - Section 32S

Existing Use: Single Detached Dwelling Proposed Use: Single Detached Dwelling(s)

File Number: LOC2023-0328

File Manager: SARAH WHALEN Sarah.Whalen@calgary.ca (825) 945-8427

Address: 2001 56 AV SW Legal Description: 4010AK;26;20-22

Community: NORTH GLENMORE PARK Ward: 11

Application Description: Land Use Amendment to accommodate R-CG

Existing

Land Use District:

Proposed

Land Use District:R-C1 R-CG

I am vehemently AGAINST the approval for these lots to be changed and believe that they should be left as RC1

My reasons are many but I will high-lite the main ones here.

1) A COUNCIL THAT SELDOM LISTENS

It is becoming increasingly disheartening that our elected officials court our votes and while doing so promise to listen to our views and be guided by what the people who elected them, and pay them, want. Once in office it rapidly becomes clear that their agenda is driven by something other than the community that they said they would “serve”. Council has become a “do as I say, but not as I do” group. Democracy? I am not sure anymore.

We were just advised that a “significant compromise was made regarding properties on 20th street and 54th avenue” – I don’t think it is called a compromise when the residents are actually listened to when considering the future development of their community.

And the compromise was only for the lot on 54th, not the one on 20th street.

Half of a compromise??

2) LOSS OF THE “FAMILY FABRIC” OF OUR COMMUNITY

I have been a resident on 56th Avenue for almost 50 years. I have raised my daughter here and have been a part of a vibrant family community. One where we know our neighbours, take pride in our properties and one where our children from a young age can play in the streets without fear. Adding more housing with inadequate parking, most of it UNAFFORDABLE for most to purchase, is not an answer. As so many multi-family units are built and come with huge purchase prices they fast become rental properties so developers can get their money and move on. This will ruin this area for young families who have already made the investment to live here. There are many other communities that are designated R-1 and are left that way, why not this area? We

are only talking a small area – from 54th Avenue to the causeway as everything north of that has already been rezoned.

3) STREET SAFETY

We have shared our community with golfers, cyclists, tennis players, swimmers, walkers, runners, church communities, pets, children, soccer groups, rafters and more. We have taken in our stride, and without complaint, the many times that the streets are full of vehicles looking for parking spots. On a weekly basis we deal with the fact that the small area from 50th avenue to the causeway has limited access in and out of the community and when the schools go in and let out that you are sometimes in a four block or more line up. The streets CANNOT handle more without jeopardizing the SAFETY of our community. Recently it took me 20 minutes to get from my home on 56th avenue to Marda Loop!

This corner sees a ton of traffic from the tennis courts, tennis bubble and restaurant, the gold course and what will be the newly developed track and playing fields. I also believe that this corner is part of an emergency roadway for the water treatment plant?

Marda Loop is a great example of not listening and over densifying too rapidly for what an area can handle. Businesses are losing their clientele and now closing– I have supported Marda Loop since I moved here and I now avoid going there as much as I possibly can. Traffic has become exceedingly congested and dangerous for both pedestrians and vehicles, I already know of several people who have been involved in accidents there. The planned changes will only make things worse, especially as more density is added. No one in power chose to care or listen to what the residents had to say. Now not only the residents but the businesses trying to make a living are paying the price.

4) THE ENVIRONMENT

CITY COUNCIL: we care about the environment and climate change. Please explain how demolishing perfectly good housing and replacing it with new multi-unit structures is good for the environment?

I have lived and raised my family in a house that would have been considered a tear down for almost fifty years. It still stands and is perfectly good for all of my needs. Has anyone considered the effect that a three-story structure would have on neighbouring homes, yards and gardens? When commercial properties are being considered community concerns regarding shade must be addressed. Does it work the same for residential? Or does the city not care that home owners here have well maintained yards and gardens that will not thrive or can be enjoyed in the shade of larger structures?

5) SENIORS

Our city council talks at length about the plight of our seniors and what needs to be done. Not enough appropriate housing, not enough staff to take care of the numbers etc etc.

What about considering “aging in place options”? if you want to do something positive look at using properties in this community to build tiny aging in place housing for seniors. This could be a shining example for every other community in this city and elsewhere. We have many seniors and also retired people who do not want to leave this

community. This is where they have lived, it has the amenities they need and are used to and it is where friends and neighbours are. Friends and neighbours who look out for them and check to make sure they are ok. Why are plots of land like this not being looked at to be developed into small or tiny one level housing for seniors? I know of many, myself included, that would jump at the opportunity to move into something close by and free up my home for a new family to move in. This would mean that city council would need to take a stance and make developers and investors consider and choose options that would make this city a better place for all to live, not just some.

There are many other considerations and I implore city council to reject these applications.

I am not against change or progress but there are many more appropriate options that should be considered. If council passes this amendment then it really is just a rubber stamp to move forward on construction. We have seen this before where we are told that concerns can be addressed later, well that never happens. If the designation change is approved I not only fear but know that more investors and developers will buy up more homes to make some fast money in this desired community. This request is not about what THIS community needs but what someone wants to do to make money. I fear that our councillors are complicit.

I would be very happy if I actually got a “personal” answer to this but I am not hopeful. Form letters and rote replies are so much more in vogue now!

Jean Hunt
2015-56 Ave SW
Calgary, Alberta
T3E 1M7

DEMOCRACY:

The word democracy comes from the Greek words "demos", meaning people, and "kratos" meaning power; so democracy can be thought of as "**power of the people**": a way of governing which depends on the will of the people.

CITY of CALGARY INTERPRETATION OF DEMOCRACY:

Commission approved all matters as per Administration recommendations, without comment. City administration supported the R-CG on the basis that it “represents an appropriate density increase” and new development “may be compatible with the character of the existing neighbourhood”. Finally, they concluded that it “provides a modest density increase while being sensitive to adjacent development and is in alignment with the MDP” (municipal development plan).

The 200+ letters that were filed last January during the R.C., one to R.C. to application are not carried forward to this matter **effectively the city has ignored them**. 50 letters of concern about the current R-CG application were noted in the CPC report. Any of the new letters will not be going forward directly to city council. They are summarized by the planning staff and not included as an attachment to the Planning Commission (or Council) in their report.

And we wonder why mistrust, fear and division are prevalent in society today. Officials who are elected to listen to and serve the people who pay the taxes that pay their wages do not listen. In most cases they do not even give the impression of listening or caring. **It appears that once you are an elected official that you can do as you please and whatever please you.**

These applications to change zoning are just more examples in our neighbourhood that it really does not matter what the people of the community have to say.

There is no interest in looking at the many reasons why the community is not in favor of the changes.

There is no interest in sitting down to discuss options or compromises.

There is no interest in looking at “long term” options to solve the issues that the city is facing - just a knee jerk reaction to appear to be solving the problem.

There is no interest in considering and addressing long term issues that these changes have the potential to produce.

There is certainly an interest and I feel a personal desire to support developers who do not live in the neighbourhood and who are not building “affordable” housing.

There certainly has been no one who has come to the community and really looked at it or they would realize how ridiculous the comment “**that it is compatible with the existing character of the current neighbourhood**” Laughable? Pathetic? Or downright scary” that these are the people making decisions for a city and with a budget in the millions of dollars.

The map that was sent to the adjacent landowners of this application is totally incorrect. 55th, 56th, and 57th avenue are all RC-1 and are not infill as shown on the map sent out by the city.

My attached letter that has already been submitted to someone who either did not read it or did not understand it states many issues that are of real concern. I have read many others from members of this community that raise more real concerns. And many of these concerns will affect most of the communities in the city at some point.

I will summarize what I feel are the major, valid issues if zoning is changed:

- 1) **Traffic** – from a safety and an emergency access point of view. We have only a couple of exit roads out of this small area (50th to Glenmore, 19th street to Crowchild) We have a city water treatment plant; tennis bubble and tennis courts; an under renovation pool, hockey, velodrome, baseball, soccer, track recreational area; a golf course; several churches and schools; walking, cycling and running pathways, dog parks and cycling paths. Doubling the population of this small area alone would create even more traffic chaos and safety issues with and for the children, elderly and athletic minded citizens that use this area.
- 2) A good number of the homes in this area have been renovated or rebuilt with new families moving in and rejuvenating an older community. It is by no means a “budget friendly” community and the city knows this. To say that they are encouraging **affordable multi-family housing** options is not just a joke, it is absolutely disingenuous. If anyone on council can explain to me how a \$750,000 townhouse(in the development on the corner of 50th and 19th) is affordable I would suggest that they are existing in a different dimension and have no concept of the plight of the unhoused in this city.
- 3) **Aging in place** – again the sound bites that make it look like something is being done. Why not look at small homes in the community versus two or three story monster structures that dwarf everything around them, that seniors who have lived in the community all their lives and raised their families can live out their lives where they want to? Build these homes in such

a way that in the future as our glut of elderly is easing that young couples, or students or single people starting out could purchase and move into them until they build equity or require more space. This alleviates the problem of communities needing all the amenities for young families and then when the kids are all grown the need for schools etc dives. Why not challenge developers to come up with options for affordable, for elderly, for young families that actually fit in with the look and fabric of the community? If they don't have to they won't? As noted on a recent news piece on TV "there are lots of juicy profits right now in building"

- 4) Parking** and what a hot button this is? Everything from paid permit only parking in neighbourhoods, to transit safety to transitioning to electric vehicles. Well council perhaps you should canvas your family and friends and see how many of them own .5 of a vehicle/family? The majority of people that I know have a minimum of 1 vehicle and most have two vehicles per couple. I have neighbours that have 5 vehicles, one for each person in the family. Paid parking permits and allowing developers to only have .5 parking space per unit is only causing huge problems – now and in the future. Utopia would be that the majority of the cities population walked, rode their bike or took transit but that is not happening now or even anywhere in the near future and the decisions council is making is not going to make it happen. We will have the issue of not only where the homeowners park let alone anyone using the amenities or visiting the community. And it may sound like a stupid question but how would you charge your electric vehicle if you don't even have a parking spot in front of your home?

I could easily say more but I fear that even what I have written has been a waste of my time and only adds to my frustration that our system is failing dramatically. Events in other parts of the world should make council take pause and think about the real role that an elected official should assume. It is a sacred trust and this council has broken that trust. You do as you please and you do not even have the decency to try and understand the thoughts and concerns of those who have lived and supported this community.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alexa
Last name [required] Sosa Yepiz

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I support the of changing of zoning to RCG

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Kim

Last name [required] Holmlund

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The mayor stated that she and council were elected to make these decisions without a plebiscite. This is untrue. No one ran on the issue of blanket rezoning. To unilaterally sweep aside planning and zoning and then institute blanket rezoning that is only slightly better than anarchy is not representing the people of Calgary. Yes, action on housing is necessary, and yes, NIMBY is a problem, but so is completely unfettered redevelopment. It is completely unreasonable to suggest that this draconian proposal is the one and only solution.



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First name [required] Paul

Last name [required] Busser

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2020

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for Housing: Engagement form

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I question Council's thinking in two instances. In your rezoning handouts, it states that parks "will remain park spaces even if they are rezoned" but we know that isn't true as you have a contract to sell parkland to Rio Can at Glenmore Landing. How can we trust what you say to the public? You also state that in R-CG areas, only 0.5 parking stalls per unit are required, yet your response to street parking congestion is to suggest selling parking permits to allow street parking. How can you justify reducing parking stalls per unit when you know the problems that will cause? Yes your explanation is that the home construction costs will be reduced but a parking pass and street congestion is the result.



Public Submission

CC 968 (R2023-10)

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First name [required] Larissa

Last name [required] Bissett

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe that Calgary is in great need for a greater variety of housing options across all communities. The amount of time and resources spent to review each rezoning application with our current process is a waste. Our current hyperfocus on parking concerns from neighbours should be a nonstarter. Car centric practices are outdated. A clear process than can expedite the building of more homes without gobbling up land on the edges of the city is critical. More focus should be centered on safe supply of housing for our growing population and especially for those who are not able to afford what we have traditionally built in Calgary. Please do the right thing and take one step out of the process - there are plenty of steps that are more important (focus on safety not the self centered focus of people who oppose change)



Public Submission

CC 968 (R2023-10)

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First name [required] Jolayne

Last name [required] Rehm

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RCG Zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the changing of zoning to allow for more multi-family units. The current utility infrastructure cannot sustain the growth on the edges of the city, the water supplies cannot support that growth either.

It's time to make better use of the existing land, increase density in established neighborhoods instead of pushing people further out. Building housing that is closer to amenities, and low income housing will help those who are struggling to find places to live right now. This is how you layer in inclusion when considering how and when building housing.



Public Submission

CC 968 (R2023-10)

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First name [required] Holly

Last name [required] Gillespie

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

TCG zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the changing of zoning to RCG. I believe it is beneficial to all Calgarians to decrease permit fees, time, and to cut red tape relating to more housing variety in neighbourhoods that currently only allow for single family homes. Just like the secondary suite policy decreased burden on city resources we will see the same cost and time savings for tax payers while also providing MORE HOMES.
We have to make it easier for people to live in established neighbourhoods because we need MORE HOMES. The single family home zoning was designed long ago before we had a population of 1.4 million people and growing. Our population has changed, our city zoning policies have to change too. I do not agree with increasing urban sprawl before increasing zoning for housing types in areas where only RC1 is available. This is time to act.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Rhys

Last name [required] Evans

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Up Zoning of RC1 communities

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose the blanket up zoning of all RC1 properties. I live in an inner city community with RC1 zoning. Our community contributes more property tax per resident than any within the city. The infrastructure serving these communities has been paid off decades ago, our tax dollars substantially supplement the costs of providing services and infrastructure to other newer communities on the periphery of the city. The contribution these inner city communities to the CoC budget is truly outsized. I have no issue with this as I choose to live in what I deem to be a nice area and I am happy to pay for it. The quid pro quo is that our community has some say in what is built here. This proposed policy overrides the will of those that have selected the inner city as their primary residence and taken away their say on how the established, beautiful communities will be developed on a go forward basis.

Although the blanket up zoning will apply to all RC1 lots. It will overwhelmingly impact inner city communities. Developers are in the business of making money, nothing else. The economic return on building inner city will outpace building in RC1 communities further out. This will bid up land values inner city and effectively prevent new young, hardworking and successful families from owning a detached home where they were brought up or aspire to live. There will no longer be communities that appeal to the doctors, lawyers and entrepreneurs that this city needs to thrive. These families are mobile and they will leave Calgary for communities that support them,.

If the goal is to create affordable housing, the row houses and apartments built in these areas will not be affordable for the vulnerable among us. Affordable amenities do not exist in the inner city and will not be there for low income families.

The development of vibrant cities requires careful planning and Councils plan to simply unleash a free will for all of development in the pursuit densification at all cost will destroy our city. Our elected officials are there to serve the people and act as a fiduciaries for future generations. This duty is not being fulfilled. In absence of the performance of this duty I urge and beg that this historic issue be brought to a plebiscite and allow all Calgarians to have their say.

Calgary remains an affordable city as compared to many parts of the the country and is a great place to raise and family. Don't let reactionary policies ruin what those before us built.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Elizabeth

Last name [required] Holt

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to your blanket rezoning proposal. As with most progressive ideas and the desire to do the "right" thing, the unintended consequences of this proposal will be massive. Already there is limited street parking where I live and the schools are at capacity. I imagine this is true in many communities. Also have you considered why people buy in an R1 neighborhood? We did because we don't like living on top of one another and my neighbors feel the same. For once could the 8 on council who are trying to shove their personal ideologies down our collective throats please listen to the majority of Calgarians and homeowners!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Maryann

Last name [required] Ding

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 15, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing re-zoning plan

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I was unable to submit this on the Rezoning website as it did not work: This broad based approach to rezoning to R-CG will eventually result in overcrowding for people and parking issues. Older areas particularly cul-de-sacs and cresecents already have parking problems with single family homes. There are no additional street parking areas. Communities close to the core will suffer the most adversely as land is prime. Our extensive gardens and green landscapes will disappear to accomodate multi-units with the new "landscape". Long term the inner city will become a less neighbour/family oriented community, congested and overcrowded with higher-earners moving to outskirt areas. This does not create integration or affordable housing. Address affordability with minimum wage for all, re-allocate empty building for re-zoning to multi-units. This should be the immediate step. Re-zoning helps investors and builders. Not home owners. Those renting still will not be able to afford the types of multi-units that investors will build in many of these 'desirable' older core areas.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Doris

Last name [required] Murphy Dunlop

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Mar 11, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This removes Calgarian's opportunity to respond to development in their communities.



Public Submission

CC 968 (R2023-10)

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First name [required] G M
Last name [required] CASSELL

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket RC-G Blanket Upzoning

Are you in favour or opposition of the issue? [required]

In opposition

March 15, 2024

Mayor & Council
City of Calgary

For inclusion in the public record.

We are opposed to the "proposed" RC-G blanket re-zoning for the following reasons:

1. Citizens will no longer have the opportunity to participate in the development process. Our collective voices will be permanently muzzled.
2. For anyone who has had the opportunity to "Livestream" Council Meetings, it is obvious our elected officials are not making sound decisions affecting the electorate, citizens and our communities as a whole.
3. Why is Administration so concerned for "providing certainty" to developers, meaning primarily inner-city developers? Blanket Up-Zoning only benefits inner-city developers. Anyone who has driven through Marda Loop, Banff Trail, Capitol Hill, Brentwood, to name a few, will see a motley patchwork of developments. High rises encroaching on citizens, many seniors, who made sacrifices to buy a single family home. Citizens have been robbed of their sunlight, privacy, tranquillity and even parking in front of their own homes. What we see is Administration bowing to predominantly inner-city developers, with no respect or consideration for their tax paying citizens.
4. Returning to the inner city communities mentioned above, we have seen neat, well maintained bungalows sell for \$600,000 or more, replaced with multiple units, each selling for \$600,000 per unit, or more. Once upon a time, a bungalow on a 50 x 120' lot was replaced with two units, then four units, now, one unit is replaced by eight units with four or more basement suites and parking for only four units. If the units are rental, the rents have risen exponentially for a fraction of their previous floor area, many with diminished or no parking. Does the City define this as "affordable" housing?
5. Referencing the above inner city communities, the increased density will directly affect the current 50 - 100 year old infrastructure. Has the City evaluated or taken into account infrastructure for water and sewer? Where is the money for schools, parks, green space and playgrounds for the increased population? Who will pay to upgrade our aging infrastructure? Unfortunately, we beleaguered taxpayers will incur higher taxes, yet again.
6. Has the City taken into account the removal of current tree canopies and the results to our current ecosystems? Has the City considered the value of natural aquifers? Where will the groundwater - rain, snow, ice melt, go? Does the City ha

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Janice

Last name [required] Ho

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 30, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I support blanket zoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think we should allow to build more duplex and townhouse in main residence area and build low and high rise in main bus stop, train station etc. neighborhoods close to train station should allow to build more apartments and row houses . I think building more houses is important. No One wants to build in their backyard, but this should be the way to go. Otherwise we will have more homeless on the street and increase crime rate as well.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Ginette

Last name [required] Brown

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Mar 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Do not add houses with new schools and healthcare. New families need schools and they are already full, it's frustrating to see this planning occur when the outcomes are included.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] GRAHAM

Last name [required] GEREIN

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Administration's recommendation for citywide rezoning to Council.

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Wholeheartedly agree with the recommendation, and urge all councillors to support it. Our city is among the least dense in North America, with the highest house prices in Alberta, and the fastest growth rate in both rental cost and population. Time to reduce red tape, encourage development across all neighbourhoods, and build more units. Note the (older, whiter, home-owning) demographic who will be opposing the proposal, and consider whether they really do represent the wider view held by Calgarians.



Public Submission

CC 968 (R2023-10)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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I have read and understand the above statement.

First name [required] Kathleen

Last name [required] Benner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 12, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I am in favour of a plebiscite for rezoning for Calgarians

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am an owner of two homes in Calgary. I do not feel this is the answer to the rental and housing shortage to do a blanket re-zoning and especially of RC-G. We were changed from R1 to R2 in Banff Trail by Druh Farrell. Many RC-G projects have come into the area now. I have seen all the problems related to infills that went up behind my Banff Trail home. Three infills went up and it's crowded and noisy. I was told by a city planner that only two infills would go up due to a power pole. That did not happen. The garages were not set back far enough and they can barely get a vehicle in due to the pole with the inner property. These owners complain about parking out front of their homes as we are beside a school. We never have a quiet summer here now as a new infill goes in every year around us. How is that fair to all the owners here? Our summer is very short.

Parking on the other side of 19th street and 22nd Ave NW has now overflowed to the east side of 22nd Avenue NW. The buildings that are going up on 24th Avenue do not fit the landscape of single family homes. They have taken away privacy, sunshine from backyards and devalued these older homes values that are set around and in behind. Aren't their rules about taking away older trees, sunshine or obstructing our peace and privacy? I do not want this for anybody. Please stop the insanity and start listening to the people of Calgary when they have real concerns with development in and around them. This needs to be put to a plebiscite as this is too big!!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nathan

Last name [required] Green

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Proposal to RC-G

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to speak on some of the legal entitlements people assert surrounding zoning/ property investment, as well as the impacts of preserving process for homeowners at the expense of those who are priced out of the market as a result of current zoning.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Elizabeth

Last name [required] Lunney

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing - Proposed Low Density Zoning Change

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am supportive of the proposed changes to low density housing zoning. I would prefer that the back front R-CG option be excluded as I don't believe it is not compatible with the other low density housing options due to significant privacy/overlooking and access to sunlight concerns. I would also like to see the inclusion of tree planting requirements for new low density build forms. Finally, having lived in a redeveloping community, I believe the City has a responsibility to move faster on improved transit options to support the added density. This is required to maintain walkability and safety in communities as they transition from R1 housing.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] John

Last name [required] Fallows

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning. No. Simple as that. City government should represent the

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Amber

Last name [required] Stephen

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-zoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Ward 1 in Varsity Village, I am vehemently opposed to the blanket, city wide re-zoning for the following reasons:

1. Decrease in property value - I purchased my dream home 3 years ago and paid a fair price for the existing neighbourhood. Tearing down and building multi family homes will certainly decrease my property value.
2. Loss of enjoyment - i purchased my existing home in a cul de sac because of the quiet location. Multi family homes will increase the volume of the neighbourhood and take away from the current beauty of a tree lined, quiet street.
3. Lack of parking - a cul de sac location does not lend itself to multi- family housing. The entire street will be parked up which is also dangerous for kids playing in the neighbourhood
4. Lack of input - citizens in Calgary have the to right to be heard. We should be able to provide feedback regarding neighbouring new construction.
5. Poor impact on mental health and social well being due to Loss of greenery and trees -all trees and shrubs will be cut down on a piece of property to build multi family housing. There won't be any room for new greenery. This will greatly alter the appearance of a neighbourhood like Varsity that is so full of trees. Many studies have shown that trees and greenery contribute to overall higher mental health and well-being.



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I have read and understand the above statement.

First name [required] shelley

Last name [required] carrington

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

shelley carrington

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

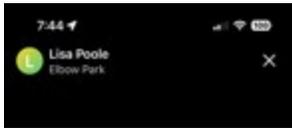
I have submitted a letter by email to publicsubmissions@calgary.ca March 15 2024
Re Blanket re-zoning ! Yes i would like my email to become part of the corporate record
Respectfully
Shelley Carrington

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Blanket re-Zoning Pros/Cons
Date: Friday, March 15, 2024 9:25:46 AM
Attachments: [IMG_1588.PNG](#)
[IMG_1589.PNG](#)
[IMG_1590.PNG](#)
[IMG_1591.PNG](#)
[IMG_1592.PNG](#)
[IMG_1593.PNG](#)

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

I am submitting a letter (which I would like this to become part of the corporate record) regarding why the city of Calgary needs to scrap the Blanket -Re-Zoning or at least let the citizens of Calgary use their democratic rights & have the decency to hold a Plebiscite, Please read the Pros & Cons on re-zoning as this is extremely important decision on our beautiful city of Calgary
Respectfully
Shelley Carrington





affluent housing units, by increasing the level of housing density. The inclusion area is made better use of the existing infrastructure.

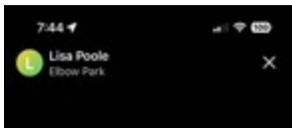
1. **Regulate Density Through Zoning Regulations:** Setting clear rules on the number and height of units, as well as the level of housing density, is crucial to ensure responsible growth. This involves adjusting zoning codes to allow for a mix of housing types, including multi-unit residential buildings, townhomes, and townhouses. The inclusion goal is to create a diverse housing stock that meets the needs of all income levels.
2. **Streamline the Permitting Process:** Reducing the time and cost of obtaining permits is essential to encourage development and construction. This can be achieved by simplifying the application process, providing clear guidelines, and offering expedited review for affordable housing projects, which can reduce construction costs.

The development objectives can be readily achieved through comprehensive planning and zoning updates, which are the focus of the following sections.

Other important development objectives include the City of Regina's goal of creating a more vibrant and inclusive community. With the inclusion area, the City is addressing the need for affordable housing, promoting economic growth, and ensuring the health and safety of its residents. The inclusion area is a key component of the City's long-term vision for a more equitable and sustainable future.

1. **Regulate Density and Zoning:** The introduction of higher density housing is a key strategy to increase the supply of affordable housing. This involves adjusting zoning codes to allow for a mix of housing types, including multi-unit residential buildings, townhomes, and townhouses. The inclusion goal is to create a diverse housing stock that meets the needs of all income levels.
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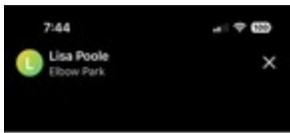
The inclusion area is a key component of the City's long-term vision for a more equitable and sustainable future.



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The inclusion area is a key component of the City's long-term vision for a more equitable and sustainable future.





...in order to meet their needs. This equity is also leveraged for other investments, including affordable housing, transit, and other community services.

10. The Housing Strategy is a long-term, multi-year plan. It is designed to be a living document that will be updated as needed. The Housing Strategy will be reviewed and updated every five years, or more frequently if needed. The Housing Strategy will be updated to reflect changes in the housing market, community needs, and other relevant factors.

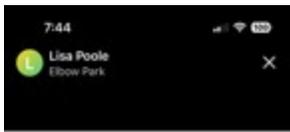
11. The Housing Strategy is a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed.

The Creation of a Perpetually Affordable Housing Supply

...the ability of the market to address the need for affordable housing. This is a key goal of the Housing Strategy. The Housing Strategy is designed to be a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed.

Land Cost - A Barrier to Affordability

...the ability of the market to address the need for affordable housing. This is a key goal of the Housing Strategy. The Housing Strategy is designed to be a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed.



...in order to meet their needs. This equity is also leveraged for other investments, including affordable housing, transit, and other community services.

10. The Housing Strategy is a long-term, multi-year plan. It is designed to be a living document that will be updated as needed. The Housing Strategy will be reviewed and updated every five years, or more frequently if needed. The Housing Strategy will be updated to reflect changes in the housing market, community needs, and other relevant factors.

11. The Housing Strategy is a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed.

The Progression - A Mechanism to Achieve Perpetual Affordability

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Summary and Recommendations

...the ability of the market to address the need for affordable housing. This is a key goal of the Housing Strategy. The Housing Strategy is designed to be a living document that will be updated as needed. It is designed to be a long-term, multi-year plan. It is designed to be a living document that will be updated as needed.





Business Address	Home Address (if different from Business Address)
1. Business Address (Street, City, Province, Postal Code) 2. Business Phone (Area Code, Number) 3. Business Fax (Area Code, Number) 4. Business Email (Email Address) 5. Business Website (URL)	1. Home Address (Street, City, Province, Postal Code) 2. Home Phone (Area Code, Number) 3. Home Fax (Area Code, Number) 4. Home Email (Email Address) 5. Home Website (URL)
1. Business Name 2. Business Type (e.g., Retail, Wholesale, Service) 3. Business Hours (Days, Times) 4. Business Description (Brief description of the business) 5. Business Contact Information (Name, Title, Phone, Email)	1. Home Name 2. Home Type (e.g., Residential) 3. Home Hours (Days, Times) 4. Home Description (Brief description of the home) 5. Home Contact Information (Name, Title, Phone, Email)
1. Business Name 2. Business Type (e.g., Retail, Wholesale, Service) 3. Business Hours (Days, Times) 4. Business Description (Brief description of the business) 5. Business Contact Information (Name, Title, Phone, Email)	1. Home Name 2. Home Type (e.g., Residential) 3. Home Hours (Days, Times) 4. Home Description (Brief description of the home) 5. Home Contact Information (Name, Title, Phone, Email)



Shelley Carrington-Jempson
Corporate Sales - Jim Jempson Sports Ent.
Calgary Alberta



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Norman

Last name [required] Grills

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 15, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed RCG blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think it's disgusting to think that city council would pass or hide rezoning without public consultation. It is my opinion there should be so much discussion and input from everyone, that there should be no mistakes. The thought that taxpayers are viewed as an endless money pit by council is scary. It is my thought that the developers should be paying for all parts of building including sewer, water, electricity. Then you would see swift completion. It is also my opinion that if anything is rushed through council it should be the dumping of current council, minus the councillor that suggested a plebiscite. If I can suggest 1 thing do no more harm.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Edward

Last name [required] Pacholko

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed blanket rezoning bylaw

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We have owned our property in Varsity Acres since 1967 at which time initial development was underway. we live in a cul-de-sac. s couple neighbors are original, with most here for 20 years or more. Generally we purchased our residences in this area because we liked the character of the area - single family residences, quiet with acceptable traffic, good infrastructure, schools near by, peaceful, very good property up-keep. Our major concern with the with the proposed rezoning is that the character of the neighborhood could change very quickly as developers take advantage of his great area to create row-housing at a profit.

In 2022 a new neighbor proposed a development that was out of character with the neighborhood, however nowhere near as disruptive as the development encouraged by the re-zoning bylaw. The affected neighbors,, some 12 in total, all voiced their opposition to the development proposal, generally because the character of the neighborhood would be adversely affected, noticeably. The proposed development was denied at a development hearing.

I feel that when we acquired our property that there was an implicit moral contract that the character would be preserved, and it has in fact been preserved over 55 years. The proposed re-zoning would negate that moral contract. I (and my neighbors) oppose the proposed blanket rezoning, believing that the existing system has ben effective in maintaining the neighborhood quality.

If there is a flaw in the existing system, it is that inadequate consultation is mandated on new development proposals. The one mentioned above is a case in point. I believe developers should be required to consult with affected neighbors and the results of such consultations should be included in their development submissions. I note that such is required practice in most significant industry proposals. A good example is the community consultation required in the submission of new oil sands development projects.

I believe in addition that the proposed rezoning in our area will not lead to an increase in affordable housing, rather it will lead to developer profits at the expense of the neighborhood character and enjoyment of the residents who for so long have strived to preserve that character.

Edward Pacholko, 4919 Viceroy Place NW.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Deborah

Last name [required] Russ

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box Station 'M'
Calgary, AB
T2P 2M5

March 15, 2024

Re: City of Calgary Rezoning for housing

Attention: Mayor and City Council, Brentwood Community Association

I am strongly OPPOSED to blanket rezoning as part of the city's proposed long-term housing strategy, in particular R-CG zoning. I OBJECT to the city forcing this change on citizens when it will NOT effectively address our housing affordability crisis. This change won't work for all communities; imposing a mix of high-density and single-family housing on the same street isn't the solution. Focus on building high-density housing where it makes sense, as well as AFFORDABLE and non-market housing.

I am angry that the mayor and some city councillors are considering a rezoning recommendation that had no input from residents. The housing and affordability task force had no representation from residents or community association development committees affected by this change. I only heard the details of this proposal thanks to my community association. I did not receive any postcard or other notification from the city. The City of Calgary's official engagement booklet for local area planning is entitled, *Community redevelopment. It's complex. Let's chat.* This is NOT happening. Why is the city not directly engaging each of the communities affected by this change before making this change? The engagement process for this rezoning recommendation is one-sided. The city is telling me how good it is for me, but there's no conversation. The so-called engagement process is flawed and rushed.

Rezoning to R-CG will not result in affordable housing to address the immediate housing shortage. With the current population growth, it will take several decades before affordability is achieved with this approach. In the meantime, R-CG housing will decrease affordability in R-C1 and R-C2 communities and push long-time residents out. In my neighbourhood, property developers already are buying old homes at inflated prices that result in increased property assessment values for the remaining homes and significantly increased property taxes for homeowners. It's good for the city, because it increases tax revenues. However, it results in less affordability for homeowners without improving the community. Developers don't care about existing communities. They will maximize their profits by building the maximum number of units to the largest size possible, while destroying any contextuality and leaving the community to deal with the fallout: fewer yards and trees, increased traffic and parking issues, increased noise, increased crime and community conflict. It's already happening in some communities (e.g., Capitol Hill).

Housing is a basic need that everyone deserves and the city needs to help address this crisis. However, there are more thoughtful approaches to long-term planning that take into account existing communities' characteristics. Suggestions for community planning to be incorporated into the city's long-term housing strategy:

- Develop Local Area Plans with input from R-C1 and R-C2 communities **BEFORE** implementing any rezoning.
- Effectively implement Transportation Oriented Development plans. The city and community spent considerable time and effort to develop a TOD plan for my community that was partially implemented. Encourage developers to continue to develop higher density housing as part of TODs.
- Incentivize the development of co-op and other non-market housing. Why not spend some of the city funds earmarked for public artwork to encourage development of affordable housing?

The city needs to make more of an effort to develop and implement Local Area Plans and TOD plans, rather than rezone to encourage developers to build anything anywhere in every community. Is that what you want for your legacy? Those of you councillors who agree to blanket rezoning because it currently doesn't affect your communities are rather short-sighted. It will affect your communities sometime in the future. Is that what you want for your legacy?

Furthermore, the mayor and some city councillors are selling out citizens to get a paltry amount of federal government funding for affordable housing, which is contingent on the blanket rezoning. As usual, the city is making a rushed, irrevocable decision and will figure out the details later or deal with the fallout later (e.g., reversing the bylaws for charging fees for single-use bags). It is very disappointing.

I urge you to take the time up front to include the communities affected by this change in meaningful and substantive consultation and local area planning before making any major rezoning changes.

Thank you for the opportunity to provide comments with respect to the public hearing City Council will hold on April 22.

Regards,

Deborah Russ



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Alvin

Last name [required] Arthur

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am disgusted that the council voted against holding a rezoning plebiscite. This issue affects every taxpayer. It is important to maintain the integrity of the current zoning system. Please stop your insanity and leave the zoning alone. Residents bought in lower-density areas for a reason. Do not destroy our beautiful city by increasing density in the established areas.



Public Submission

CC 968 (R2023-10)

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Stop destroying our beautiful city with your high density rezoning plan.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Janet
Last name [required] Wegner

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to the blanket rezoning. I am concerned about the over development of lots, loss of tree canopy & green space, added traffic & parking to a smaller neighbourhood, increased waste & recycling bins in alleys, the loss of privacy & shading of your own property, as well as impact (noise & chemicals) of air conditioners, dryer venting and other utilities vented in side yards (which is already an issue), now increased with potentially multiple units on one lot. I am also concerned about the damage to local city property such as alleys, roadways & sidewalks due to construction and that is already happening. This should be paid for and fixed by the property owner or developer when they are clearly causing the damage. We bought in our neighbourhood due to the location & walk ability, green space & trees, and the character of the neighbourhood, as well as the current zoning for single family houses. I have already been deeply saddened by the direction of the new developments in our neighbourhood that the city already allows. I hate to see what will be built in our neighbourhood if the city changes the zoning and further opens things up to developers. These developments are detrimental to mental health, between the continuous disruption from construction and the impact of the new development itself. Not to mention the stress of battling with neighbours or developers as the city gives no support in these matters, and has weak bylaws. It is not going to make housing more affordable, just open things up for developers to do whatever they want and what makes them the most money. If anything, it will make housing less affordable in my area as we lose more of the older bungalows that are cheaper to buy or rent. If the 40 new communities currently being developed cannot keep up with the housing demand, blanket rezoning is not going to solve the problem. This decision should have gone to a plebiscite so that all Calgarians could have had their say on rezoning. I was deeply disappointed by the council's decision on that matter. I am also not pleased that this decision was made based on feedback from an industry that will have direct benefits if this goes through. There should have been consultations with other industries and Calgarians outside of the building industry before this was ever brought forward in the first place. I do not feel that the approach to rezoning has been unbiased, nor does opposition seem to be heard by some of the council.



Public Submission

CC 968 (R2023-10)

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First name [required] Timothy

Last name [required] Hensman

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Rezoning the city to facilitate additional housing is critical to accommodate our growing population and adapt to the current housing crisis. Please make this happen.



Public Submission

CC 968 (R2023-10)

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First name [required] Janet

Last name [required] Topic

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 1, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

I am submitted my comments/opposition to the Rezoning for Housing plan

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We do not support the blanket rezoning for housing proposal. It is absurd to think it will create affordable housing in Calgary. Neighborhoods that have allowed rezoning from single family homes to multifamily homes have seen exponential increase in housing costs. For example, one older home could be purchased for around \$500K, but rezoning and allowing infill/duplex/rowhouse development has caused the price of entry in these neighborhoods to jump more than \$950. Older single family home neighborhoods cannot accommodate the traffic volume that such higher density creates. Altador and Mardaloop are prime examples of beautiful neighborhoods destroyed by rezoning that allowed higher density...traffic and parking is a nightmare to say nothing of the fact that the infrastructure in the neighborhoods such as schools, recreation facilities, parks and shopping cannot accommodate the larger population. Single family homes are being replaced by 20 unit developments. Whenever we have purchased a home in Calgary we have been careful to research and understand the zoning of the neighborhood and surrounding neighborhoods. It matters: for property values; for the nature of the neighborhoods; for the price of housing. What the City is proposing is unfair to everyone...to people with homes and to people trying to buy homes.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name [required] Courtney

Last name [required] Penner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My family opposes blanket rezoning. Replacing affordable bungalows with infills or condos does not provide affordable housing. It removes affordable housing. We also don't believe in secondary suites in RC-1 zoning. We have many suites in our neighbourhood and the noise, traffic, and disrespect shown to homeowners is stressful and has decreased our quality of life. We are no longer to enjoy our backyard due to the traffic, parties and constant comings and goings to the suites homes near our house. We also had a mechanic working in our alley where he often can be seen with a vehicle jacked up in the alley working underneath it. The vehicles waiting to be worked on are constantly parked behind my neighbours house making access to their property difficult. The Cities persistence is allowing everyone to do whatever they want has ruined our neighbourhood. Why do you insist on taking away my choice to live in a single family neighbourhood where homeowners look out for each other rather than infringing on our space.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Candace

Last name [required] Leung

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for considering this very important topic. This discussion needs to take place as we need a major change in the city to address housing affordability, availability and variety. We need to densify this city. Rampant growth at the boundaries is absolutely terrible for both the environment and for building actual communities in this city. We need housing that younger people and younger families can actually afford and want to raise their children in such as townhomes and duplexes, and for Plexes, where they have access to some type of green space. we need a solution that is better than either tiny apartments or giant houses with environmentally, devastating, lawns, and gardens. I want my children to be able to afford to live and raise families in Calgary. If we do not have housing that young people can afford to live in. They will move elsewhere for better opportunities, and a better sense of community. I am a 55-year-old homeowner and I support citywide rezoning. We cannot let the future of the city. we cannot let the future of the city be decided by older single-family home owners who are desperately trying to ring every nickel, and they cannot of home ownership. There has been definitely huge appreciation in property values during their lifetime. They are not going to be losing anything by this rezoning effort they are just trying to keep us in the past. They don't understand that there is no future for young people here if there are not suitable housing options. Their children don't want their giant houses. But they also don't wanna live in tiny apartments and raise their children there. There's no such thing as a starter home anymore, it to be a multi family unit and it can't be at the edge of the city where you have to have a car and drive everywhere. If the city does not rezone, young people will take their talents and education elsewhere, including into bedroom communities where they can get the houses that they can afford, and this will result in even lower tax base for the city of Calgary. Although this is a difficult transition, it needs to happen, and I hope that members of council had the courage to make the decision to address a very different city, and we lived in 10 or 20 years ago. We need to look to the future not the past many things in this world have changed and rezoning citywide is going to have to be one of those things. Thank you for your time.



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I have read and understand the above statement.

First name [required] Cathy

Last name [required] Fair

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning of our communities.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I, along with 95% of actual Calgarians am not at all in favour of the blanket rezoning of our communities. I staunchly oppose it. Most Calgarians oppose the blanket rezoning of our communities, but unfortunately Mayor Gondek and some of the councillors are not in favour of giving Calgarians the option of voting on this matter. In fact, Mayor Gondek just said that she is opposed to having a public plebiscite because newcomers and Non-Canadians would not be allowed to vote in it. I would like to clarify this: Mayor Gondek is opposed to real Calgarians/real Canadians being allowed to have a say in how our communities are developed. Mayor Gondek said that the newcomers to Calgary- that are not Canadian citizens should have equal say as Canadian citizens do. Mayor Gondek believes that foreigners have as many rights as actual Canadians do. This blanket rezoning of Calgary must not be allowed to be shoved down actual Canadians' throats.



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I have read and understand the above statement.

First name [required] Kelsey
Last name [required] Armstrong

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What meeting do you wish to comment on? [required] Council
Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I feel strongly that a "one-size fits all" approach is not appropriate for zoning. I believe that a thoughtful, site-specific approach to zoning is still the only way that a city can properly grow.